

CITY OF SEATTLE

FINAL REPORT

**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA 134, Former Fire Station 38**

Including the Public Involvement Report



**Department of Finance and Administrative Services
Real Estate Services
Facilities Operations Division**

May 27, 2011

FINAL REPORT
EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA 134, former Fire Station 38

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FINAL REPORT
EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA No. 135, former Fire Station 38

Resolution [29799](#) directs that the Executive is to make a recommendation to the City Council 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 the Resolution. Additionally, the resolution identifies guidelines, which are to be considered in making a recommendation. This report addresses each of those guidelines, as well as additional provisions of Resolution [30862](#), adopted May 1, 2006, which amended Resolution 29799.

Property Management Area:

Former Fire Station 38, PMA No. 135

SUMMARY

PMA No. 135 is excess to the needs of the Seattle Fire Department and the Department of Finance and Administrative Services (FAS). Per City policies and procedures, information about this property was circulated to other City departments, public agencies and the neighborhood. Following a review of opportunities and constraints, FAS recommends that the City sell this property through a competitive process for fair market value, with proceeds from property sale placed in the Fire Facilities and Emergency Response Levy Fund. The purpose of this report is to document the property characteristics, input received and analysis leading to the recommendation to sell the property.

BACKGROUND INFORMATION

Originally constructed in 1930, the former Fire Station 38 is located at 5503 - 33rd Avenue Northeast. Due to its small size and historic landmark designation, the station is being replaced with a state-of-the-art facility located at 4004 Northeast 55th Street. Paid for by the Fire Facilities and Emergency Response Levy (Fire Levy), passed in 2003 with 69 percent voter approval, the new station will accommodate modern firefighting equipment and is built to withstand major seismic events. For the purpose of this report, the original station will be identified as "Station 38". As with all fire facilities, Station 38 is under the jurisdictional control of the Department of Finance and Administrative Services (FAS).

Legal Description:

Lots 14 and 15, Block 8 University View Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 13 of Plats, page 96, records of King County, Washington.

Physical Description and Related Factors:

Station 38 is situated on the northwest corner of NE 55th Street and 33rd Avenue NE. The property dimensions are 80 feet (fronting 33rd Avenue NE) by 112 feet (fronting NE 55th Street) for a total area of 8,960 square feet (0.21 acres). The site has a grade difference of

approximately 18 feet, the northeast portion of the property is the highpoint, with the southwest portion of the property as the low point; the property is partially supported by retaining walls. The site has six-foot wide sidewalks on the south and east sides.

Firefighting apparatus enter and exits the station onto 33rd Avenue NE, a 60-foot wide residential street which provides two-way traffic in two lanes with parking on both sides. South of the Station is NE 55th Street a four-lane arterial with a bus route. West of the site, a 14-foot wide paved alleyway provides access to the rear of the station as well as neighboring buildings. The firefighters use the alleyway to access the station parking lot to park personal vehicles. South of NE 55th Street is Calvary Cemetery.

Station 38 was designed by George Stewart, and the structure has architectural details reminiscent of the Mission/Spanish revival and neo-classical revival styles. The 2,568 square foot station is built of concrete with a stucco exterior and a flat roof. The symmetrical building is centered on the single apparatus room, flanked by crew quarters in a north wing, and variety of small functional areas in the south wing. A hose tower at the back of the Apparatus Room rises 24' from grade.

There have been numerous remodels to the building since its construction. A major renovation project in 1987 updated the building's interior to provide additional functionality. The beanery (kitchen) was relocated, the handball court was removed, and bunk rooms and restrooms were upgraded. In addition, all building systems and finishes were upgraded and the windows were replaced with double-glazed-steel-sash windows. The Station exterior was repainted in 2002.

The Station is setback 26 feet from the east property line; 37 feet from the west property line; and 14 feet from the north and south site property lines. The setbacks help identify the station as an "object building" on its site, and the equal side yard setbacks reinforce the symmetrical character of the original building design.

Landscaping consists of mature cedar and spruce trees on all sides of the building, several of which extend from the west edge of the south retaining wall to the alley, screening the parking from NE 55th Street. Planting beds with rhododendrons and other shrubs are located on the east side of the station flanking the apparatus bay.

Additional information about the building can be found in the Seattle Fire Station 38 Landmark Nomination Report, by BOLA Architecture + Planning, dated October 2004.

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.

Ordinance [57430](#) dated April 29, 1929 authorized the Board of Public Works to purchase a site for, and to construct a fire station in the vicinity of 33rd Avenue NE and NE 55th Street, and appropriated \$21,000 from the Seattle General Municipal Improvement Bonds 1926 Construction Fund. Ordinance 57567 authorized the acceptance of a Warranty Deed for the property dated May 7, 1929 from Anton and Sofi Carlson.

Station 38 was designated a Historic Landmark in January 2005. The intention of this designation is to protect the building's architectural integrity and character and preserve many of its unique external characteristics. Protection also extends to the site itself. Ordinance 122467 imposes controls and incentives which require an application and review process for any proposed changes to the building exterior and/or site. More information is provided under Guideline C, below.

The 2003 Fire Facilities and Emergency Response Levy funds upgrades, expansions or replacements of 32 neighborhood fire stations. Station 38 was identified during the Levy planning process as requiring replacement, as the small lot size and historic nature of the building limited the capacity to expand the facility. Improvements to the neighborhood fire stations are funded primarily through a nine-year property tax levy. In addition to these levy monies, the City Council adopted a funding plan for the levy program which assumes that proceeds from the sale of Station 38 and other stations being replaced with new facilities will be deposited into the Fire Facilities and Emergency Response Levy Fund.

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.

Context:

Station 38 is located in the Ravenna/Bryant neighborhood of northeast Seattle. Historic maps and photos show relatively little development in the area until the 1940's. The neighborhood surrounding Station 38 consists of single family residential, multi-family residential, small business and mixed use office space and Calvary Cemetery. In general, however, this is a residential neighborhood.

The property is outside of the Ravenna Urban Village portion of the University Community Urban Center. Ravenna/Bryant has many nearby amenities including recreational facilities, parks and outdoor areas, museums, schools of all levels including the University of Washington, as well as vibrant retail districts like University Village.

Due to the landmark designation, the building cannot be demolished, and is therefore unsuitable for parks, open space or community garden use.

Station 38 does not provide for transit-oriented development because it is approximately 1.3 miles north of the future University of Washington Link Light Rail Station and approximately two miles east of the future North Link Light Rail Extension to Northgate.

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) as well as the Landmarks Preservation Board (see discussion on pages 6-8).

The following City-owned properties are in the general area:

Location	Lot Size	Description	Relative Location to Station 38
4004 NE 55 th Street	11,119 Sq. Ft.	New site for Fire Station 38 PMA 838	0.4 mile east
NE 55 th St and 22 nd Ave NE	49 acres	Ravenna Park PMA 391	0.4 mile west
39 th Ave NE and NE 65 th St	10,710 Sq. Ft.	Hawthorne Substation Site PMA 3207	0.6 mile northeast

Range of Options:

Excess property is defined as “real property that the Jurisdictional Department has formally determined it no longer needs for the Department’s current or future use.” Station 38 was classified as excess property in 2009. Guiding principles for the reuse and disposal of real property states that “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.”

Options for disposition of this property include retention by the City for a public purpose, negotiated sale with a motivated purchaser, or sale by competitive process. Adaptive reuse of this property for either public and /or private purposes will be largely dictated by constraints imposed by historic landmark status as well as current zoning. Therefore the range of potential uses and buyers may be narrowed.

Retention by the City: Notice of availability of excess property was circulated to other City Departments and Governmental agencies for potential reuse in July 2009. No City Departments or other Governmental agencies have expressed an interest in acquiring the property.

Negotiated Sale: A negotiated sale is typically recommended when the selection of a particular purchaser has specific benefits to the City. At this time, no specific proposals which meet this criterion have been identified.

Sale by Competitive Process: Selling Station 38 through a public bid offering or similar competitive process will allow for a larger pool of potential buyers. However, landmark controls and incentives add a layer of complexity to an otherwise market-based purchase. As a specialty building, there will likely be a limited pool of self-selecting buyers who are motivated to purchase based in part on the historic nature and unique architecture of the building. Over the past five years, FAS has been contacted periodically by a number of private individuals interested in purchasing the property. FAS proposes to conduct a broadly advertised offering and to enlist the services of a real estate broker to reach as many potential buyers as possible.

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.

Guideline C directs the analysis in this section to focus on a proposed use. Because FAS is not recommending a specific proposed use or purchaser for the property, the analysis is written to evaluate what a prospective purchaser would be allowed to do under current land use and historic landmark regulations.

Highest and Best Use:

The concept of Highest and Best Use of a property is a key principle employed in real estate appraisal. The Highest and Best Use is generally defined as the reasonably probable and legal use that produces the highest property value. To be considered as the Highest and Best Use of a property, any potential use must pass a series of tests. The use must be:

- Legally permissible
- Financially feasible
- Physically possible
- Maximally productive

The Highest and Best Use may or may not be a property's present use. The test of Highest and Best Use for an improved property is typically based on the property as though vacant (assuming the property is vacant or could be made vacant) and as improved. Improvements are valued according to how they contribute (or detract from) the value of the land.

Because landmark controls are in place, the Highest and Best Use will be discussed only in terms of the property as improved with the existing structure in place.

FAS has not ordered an appraisal of Station 38. Given changing real estate market conditions and the uncertainty about timing of a prospective sale, it is more practical to order an appraisal, if needed, just prior to marketing the property or negotiating a sale. If an open, marketed process is used, with a competitive offering or bid structure, the appraisal may not be required,

as the competitive process would in effect represent the market and achieve the highest sale price.

Legally permissible. The subject property is zoned LR-1 (formerly L-1) effective April 19, 2011. LR-1 zoning allows construction of Lowrise Residential Multi-Family buildings. The LR-1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. A mix of housing types similar in scale to single family homes such as cottages, rowhouses, and townhouses are encouraged. Typically one unit is allowed per 2,000 square feet of land, with a limit of 3 units (one additional may be permitted if the building area is not enlarged). Structures are generally limited to a maximum height of 30 feet¹. Single family residences are also allowed in the LR-1 zone. Home occupations including childcare and bed and breakfast are allowed as accessory uses in this zone, subject to certain conditions.

Institutional uses such as churches, community centers, adult day homes and certain public facilities may be permitted in LR-1 zones as an Administrative Conditional Use if certain restrictions are met. Dispersion requirements prohibit approval of such a use if another institutional use has been permitted within a 600 foot radius, unless a major physical barrier such as a highway or river separates such uses. Bryant Elementary School is located approximately 585 feet from Station 38, so a variance from the dispersion requirements may be required to obtain an Administrative Conditional Use Permit for a new institutional use. Establishment of a childcare center has more flexible dispersion requirements. The Master Use Permit process applies to applications for Administrative Conditional Uses, providing public notification and opportunities for input before decisions are made at DPD.

Under certain circumstances, the Director of the Department of Planning and Development may authorize a use not otherwise permitted under zoning (SMC 23.44.026). Criteria for such a change include the following:

- a) The use must be compatible with the existing design and construction of the structure without significant alteration,
- b) It must be demonstrated that uses permitted in the zone are impractical because of structure design and/or that no permitted use can provide adequate financial support necessary to sustain the structure in a reasonable good physical condition, and
- c) The proposed use must not be detrimental to other properties in the zone or vicinity or to the public interest.

Additional information related to review and approvals by DPD and the Landmarks Preservation Board is provided below under Unique Attributes on page 8.

Physically possible. At 8,960 square feet the property is larger than the typical lot in the Bryant/Ravenna Neighborhood. The property could be used as a single-family home or for multiple dwelling units with substantial renovation. However, landmark controls provide

¹ Seattle DPD Lowrise Multifamily Zoning Chart

limitations on the options for adaptive reuse of Station 38. It may be possible to build an addition at the rear of the building or add a partial story above the existing building. Any proposal to alter the façade by adding to the building footprint or changing the roofline would be scrutinized closely by the Landmarks Preservation Board.

Financially feasible. It is potentially financially feasible to renovate Station 38 to provide up to four multi-family units within the existing building, or a remodeled building. Developing the property as a multi-family residence could allow a buyer to offset or recapture some of the immediate costs needed to adapt the building as residences. Use of the property for other types of uses would be dependent on approvals from the DPD and the Landmarks Preservation Board (see Compatibility with surrounding uses, below).

Maximally productive. The property is situated adjacent to a neighborhood commercial district. Surrounding uses include office, retail and housing. From an investment standpoint, the maximally productive use of the property under existing zoning is multi-family housing.

In summary, the Highest and Best Use for Station 38 is for development into multi-family housing.

Compatibility with the physical characteristics:

This vintage building has a variety of potential reuse options which could potentially make better use of the building without affecting the character of the building. As noted above, City land use laws limit the reuse of the building to residential use (single or multi-family) and accessory uses unless an Administrative Conditional Use Permit is granted. Landmark status prohibits demolition of Station 38 in most circumstances; additionally any changes to the façade, building footprint, or additions would require the authorization of the Landmarks Preservation Board.

Compatibility with surrounding uses:

The predominant zoning in the surrounding neighborhood is Single-Family 5000. The east-west corridor along NE 55th Street includes a stretch of Neighborhood Commercial 1 and LR-1 zoning. See Vicinity Zoning Map on page 16 for complete details. Reuse of the building as a single family or multi-family residence would be compatible with the surrounding uses.

The Seattle Municipal Code allows the Director of the Department of Planning and Development discretion with regard to future uses that may be allowed. An Administrative Conditional Use Permit or a variance from development requirements may be granted for a new use of the fire station. Any reuse proposals will be evaluated by the DPD. It is likely that residential use (less than four units) would be exempt from SEPA review, as would any proposed non-residential use, due to the small size of the existing building (less than 4,000 gross square feet). The SEPA process allows opportunities for public review and comment.

Timing and Term of Proposed Use:

FAS anticipates that the property could be ready for disposition by mid-2011, with a transaction completed by the end of 2011.

Appropriateness of the consideration:

FAS proposes selling the property through a competitive process to obtain the best offer for the property. Consistent with the Fire Facilities and Emergency Response Levy funding plan, proceeds from the sale of this property will be returned to the Fire Facilities and Emergency Response Levy Fund.

Unique Attributes:

The building's status as a former fire station is a unique attribute in that it was permitted as a public facility use in a lowrise residential zone. In general, any use of the building for other than a fire station requires a Building Permit, and non-residential uses may require a Certificate of Approval from the Landmarks Board before the Building Permit is granted. Review by the Landmark Board includes standard public process with open meetings and public agendas.

Historic landmark designation is a unique attribute of Station 38 in that the exterior integrity of the existing building, including its architectural features and the site, are preserved. Minor maintenance and repairs and minor landscaping can be performed without approval of the City Historic Preservation Officer (CHPO), but the CHPO must approve changes to the building exterior related to building systems such as heating, ventilation and other mechanical systems. More extensive alterations to the exterior of the building requires a Certificate of Approval from the Landmarks Preservation Board. Actions taken to the Landmarks Preservation Board provide opportunities for public review and comment. In general, modification of the building's exterior (potentially including an addition to the building) may be allowed if the proposed design will not detract from the original character of the building.

Any potential buyer will need to be prepared to work with the City of Seattle's Historic Preservation Program and the Department of Planning and Development, with the understanding that this is a unique property with unique characteristics.

Potential for Consolidation with adjacent public property:

There are no public properties adjacent to the Station 38.

Conditions in the real estate market:

The real estate market has taken a significant downturn over the past four years. The average selling price for a single-family home in Seattle in December 2010 was \$390,000 compared to \$400,000 in December of 2009. This decline of 2.9 percent is the average for the Seattle market. Certain neighborhoods are showing greater gains, and other neighborhoods are showing larger declines. In December 2010 the Ravenna/Bryant neighborhood had a median

sale price of \$480,000; this is up 5.1 percent from December 2009². It cannot be expected that prices will return to the height of the market in the near future.

As a unique property, it is difficult to apply general market conditions to Station 38. This property will appeal to a developer who is knowledgeable of the City's permitting process and has experience developing unique properties. Alternatively, individuals seeking unique living quarters or a home-based business may be interested in this property as well.

Known environmental factors:

There are no known environmental factors. According to the City's records, an underground storage tank was removed in 1987. An asbestos analysis completed by Clayton Environmental Consultants on 12/14/1995 detected no asbestos.

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:

At this time, FAS has not received any proposals from non-City public entities interested in purchasing the property. Zoning and historic landmark controls limit the types of adaptive reuse that are feasible for the property.

Potential for Use by the General Public:

Likely buyers of the property would be interested in developing this property into a multi-family residential building, or individuals seeking unique living quarters.

PUBLIC INVOLVEMENT

In November 2009, FAS sent neighborhood notices to residents and property owners within a 1,000 foot radius of Station 38, community groups within the Ravenna/Bryant neighborhoods and other interested parties. Approximately 390 notices were mailed, with an additional 260 notices sent to a list of recipients who attended two open houses in 2007 and 2008.

As of May 2010, a total of 17 comments have been received. The following is the breakdown of comments:

- 3 respondents requested to be kept informed,
- 2 respondents have clients that may be interested in purchasing the Station,
- 1 respondent suggested that the building be used for a private residence,
- 1 respondent is a prospective buyer,
- 1 respondent suggested that the building be developed as a community center for either seniors, teens, garden or art museum,

² Redfin (<http://www.redfin.com/neighborhood/2248/WA/Seattle/Ravenna>)

- 9 respondents had general concerns regarding changes that could be made to the building, the impact of other uses on the neighborhood, and how a prospective buyer is chosen.

Of the latter group, most people were concerned that sale of the building could have a negative impact on traffic and parking. For this reason, most are opposed to any retail use, and are in favor of a converting the Station 38 to single-family residential housing. Also noted were the building's visual appeal, historic qualities, and role as a neighborhood center -- an annual Fourth of July parade begins from the Fire Station. Most respondents have strong feelings regarding this building's future and want to see the character of the building kept intact.

Between May 2010 – March, 2011, contacts from the public regarding former Fire Station 38 were primarily from parties interested in acquiring the property. FAS maintains a contact list of those who have expressed interest in the future of the property as well as those interested in acquiring the site. New contacts were added to the mailing list on an ongoing basis. The Procedures require that FAS send notices to all of these parties at certain times in the review process.

As required, FAS prepared a Public Involvement Plan (PIP) for property classified as a complex property disposition. Under the Procedures, the PIP is tailored to the specific property and those issues which have been raised during the circulation and notification phase. A copy of the PIP for PMA 135 is attached on page 16 of this report. FAS does not believe that additional public process was necessary, based on following factors:

- the lack of interest from City departments
- the range of community proposals,
- the degree to which land use and landmark controls limit the feasibility of many of those proposals, and provide for public review of proposed uses which vary from these controls, and
- the Fire Facilities and Emergency Response Levy Funding Plan provided that proceeds from sale of surplus fire stations be returned to the Levy Fund.

The Preliminary Report and proposed PIP were sent to 68 parties on the mailing list for Fire Station 38 on April 14, 2011. The Report and PIP were published on the City website on April 15, 2011. A large notice board was placed onsite on April 18, 2011. The publications specified a 30-day comment period ending May 18, 2011. (See copies of the April, 2011 notice, website posting and notice board in the Appendix).

Between April 15 and May 18, 2011, 19 comments were received. Although no comments addressed the PIP, one respondent questioned whether the City Council would receive verbatim copies of all comments, or merely a summary of the comments (FAS responded that it intended to provide summaries of the comments consistent with the Procedures). That respondent reiterated earlier concerns that the property be used for residential purposes, and not for commercial and/or institutional uses. Six individuals or organizations expressed an

interest in purchasing the property. Of those one is interested in turning the property into storage for a puppet collection associated with the Northwest Puppet Center including a residence for visiting artists ; one would like to use the station for a retail distribution center, one wants to convert the station into a chiropractor's office, one would like to convert it to an art studio, one wants to convert it into a restaurant and one person would like to turn it into his residence. One respondent is a realtor with an interested client. The 10 remaining responders expressed a general interest and to be kept informed throughout the process.

Following the required 30-day comment period ending May 18, 2011, FAS updated the Preliminary Report with new information as to public comments received. The Preliminary Report was relabeled as the Final Report to reflect the status in the disposition process. FAS additionally prepared the Public Involvement Report (PIR) for complex property decisions, which details the steps in the public outreach process, the individuals and entities that were contacted, and summarizes the comments received.

RECOMMENDATION

FAS recommends that this property be sold through an open competitive process that reaches the maximum number of potential purchasers, and will produce the highest return to the City.

Although a minor level of interest from the local community favored converting the Station 38 to a community center, no City department or public agency has expressed an interest in purchasing the property. FAS further recommends that the City Council not place further limitations on the use and development of the property. Any proposal for reuse and/or development of the site, including residential use consistent with zoning, and additionally any variance, land-use change and modification to the structure and the site will be handled through DPD and the City's Historic Preservation Program in the Department of Neighborhoods. These programs provide for public comment for any departures from zoning.

The Real Estate Oversight Committee reviewed the Preliminary Report and the Public Involvement Plan, and subsequently approved the Final Report on May 23, 2011.

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 Property Review Process Determination Form prepared for Station 38 is provided on page 13 of this report. A score of 45 or higher results in a *Complex* designation, requiring preparation of a Public Involvement Plan and additional steps in the review process before the City Council makes a decision about the reuse or disposition of the property. Station 38 scored 50 points, for three reasons:

- a) community contact regarding the disposition of the property,
- b) recommended sale of the property, and
- c) value of the property estimated at between \$250,000 and \$1million.

NEXT STEPS

FAS will forward the Final Report and Public Involvement Report to the City Council with legislation necessary to implement the final recommendation for the excess property. Notices of the availability of the Final Report and the forwarding of legislation to Council will be sent at the appropriate time to everyone who has expressed interest in this property. FAS will continue to collect public comments, providing an updated summary of all comments at the time of Council review. If the Council decides to hold a public hearing, FAS will provide 14 days notice of the public hearing via its mailing list.



Former Fire Station looking east from 33rd Avenue NE

Former Fire Station 38 was built in 1930. The building was designated a historic Seattle Landmark in 2004. There are restrictions regarding how the site and the building may be altered. Ordinance 122467 provides guidance and restrictions on the use of the building.

PROPERTY REVIEW PROCESS DETERMINATION FORM

Property Name:	Fire Station 38		
Address:	5503 33 rd Avenue NE		
PMA ID:	135	KC Tax Parcel #:	8827901028
Dept./Dept ID:	Finance and Administrative Services	Current Use:	Fire Station (through 2010; facility is being replaced)
Building Area (Sq. Ft.):	2,568 net Sq. Ft.	Zoning:	LR-1 (Low rise)
Assessed Value:	\$1,074,200 (2011)	Estimated Market Value:	\$850,000

PROPOSED USES AND RECOMMENDED USE

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

Other Parties wishing to acquire: *Proposed Use:*

Miscellaneous individual buyers Multi-family residential

FAS RECOMMENDATION: 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? | <input type="checkbox"/> No / Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal? | <input type="checkbox"/> No / Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | No / <input type="checkbox"/> Yes | 15 |
| 4.) Will consideration be other than cash? | <input type="checkbox"/> No / Yes | 10 |
| 5.) Is Sale or Trade to a private party being recommended? | No / <input type="checkbox"/> Yes | 25 |
| 6.) Will the proposed use require changes in zoning/other regulations? | <input type="checkbox"/> No / Yes | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000? | No / <input type="checkbox"/> Yes | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000? | <input type="checkbox"/> No / Yes | 45 |

Total Number of Points Awarded for "Yes" Responses: **50**

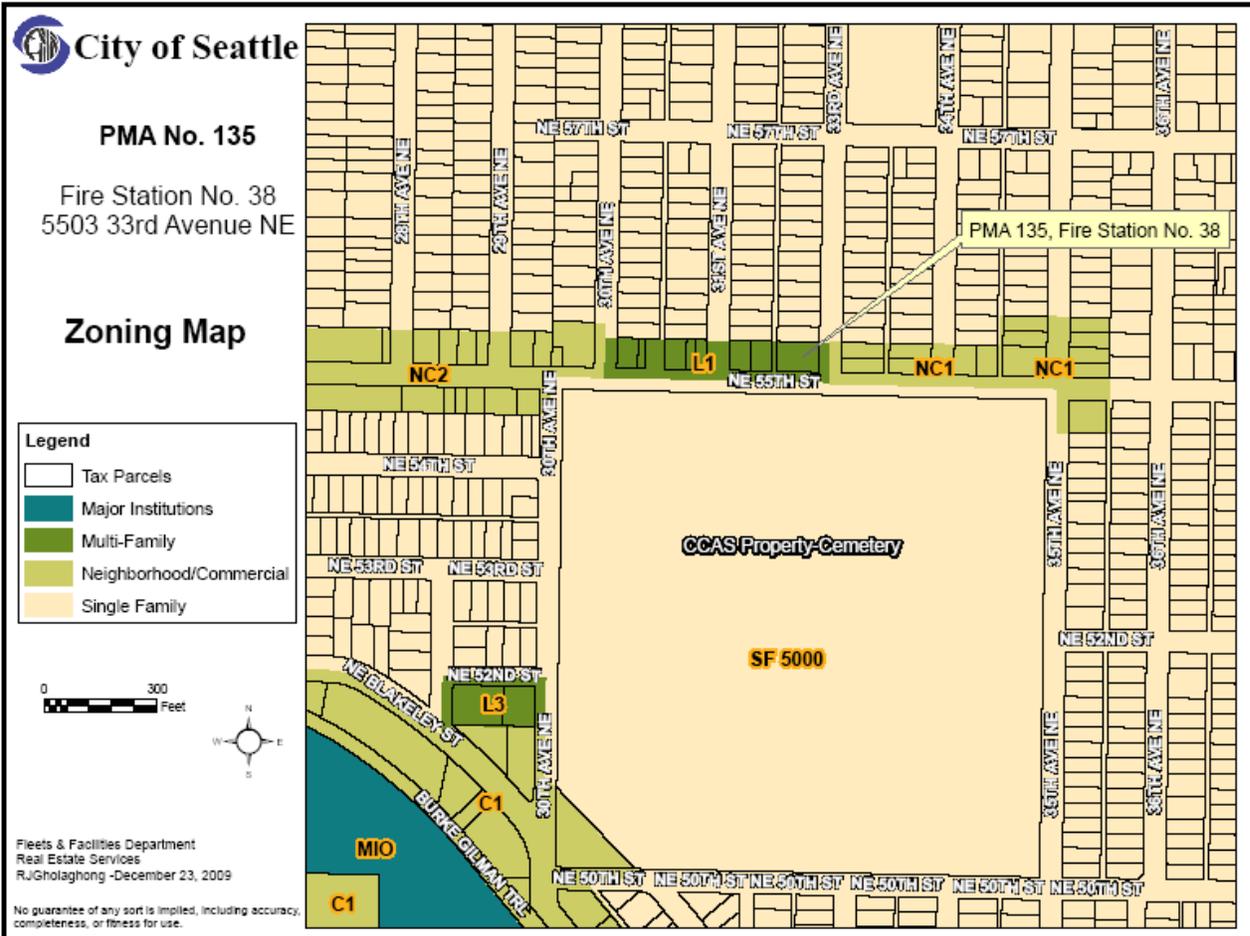
Property Classification for purposes of Disposal review: Simple or Complex (a score of 45+ points results in a "Complex" classification)

Signature: Richard Gholaghong

Department: FAS

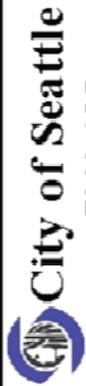
Updated: 3/10/2011

Vicinity Zoning Map



Zoning Terms and Definitions for the subject property and vicinity

Map Code	Zoning Designations	Allowed Uses
C1	Commercial 1	Auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.
L1	*Lowrise 1	Low density, primarily ground-related multifamily housing opportunities.
L3	Lowrise 3	Moderate scale multifamily housing opportunities in multifamily neighborhoods.
MIO	Major Institutions	Medical or educational institutions
NC1	Neighborhood Commercial 1	Neighborhood supported commercial use primarily convenience retail sales and services to the adjoining residential neighborhood.
NC2	Neighborhood Commercial 2	Neighborhood supported commercial use which support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services to the surrounding area.
SF 5000	Single Family 5000	One single family dwelling per 5,000 sq. ft.



PMA 135

Fire Station No. 38
5503 33rd Avenue NE



Neighborhood Map NTS

Legend

-  PMA 135, FS No. 38
-  Tax Parcels



Department of Finance and Administrative Services -
Real Estate Services, RUC/Holmgren - March 10, 2011
No guarantee of any sort is implied, including accuracy,
completeness, or fitness for use.



Public Involvement Plan
PMA No. 135-Fire Station No. 38
April 12, 2011

Public Involvement Plan – Overview

Per the “Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property,” adopted by Resolution 29799 and amended by Resolution 30862, (referred to here as the Procedures), the City must develop a Public Involvement Plan (PIP) for certain properties during the decision-making process. The PIP is developed in conjunction with a Preliminary Report, which documents the analysis prepared for review by the City Council prior to making a reuse and/or disposition decision for each excess property.

Under the Procedures, FAS begins the evaluation process by sending information about excess property to other City departments, public agencies and the neighborhood in which the property is located. Based on input received, and analysis of the property and the reuse and/or dispositions options, FAS classifies each excess property decision as “simple” or “complex.” This classification is based on the Property Review Process Determination Form and the classification identifies decisions which may need additional public process. Complex decisions require the preparation of a PIP before the Council reviews legislation authorizing the transfer, reuse or sale of an excess property. Guidelines provide that the PIP be tailored to the characteristics of each specific excess property and those issues which have been raised during the circulation and notification phase. The Department of Finance and Administrative Services usually prepares the Preliminary Report and PIP, with input from the department with jurisdictional control over the excess property. This PIP is completed before legislation for real estate disposition is approved by the City Council.

Former Fire Station 38 PIP Summary

With a new Fire Station 38 facility now operational at 4004 N.E. 55th Street, the former station building, PMA No. 135, is no longer required by the Seattle Fire Department. The Department of Finance and Administrative Services (FAS), the City department with jurisdictional control of the property, declared the property excess to its needs in 2009. The Preliminary Report for PMA No. 135 is available online at <http://www.seattle.gov/realestate/>.

Reuse options for the former fire station are very limited due to its landmark status and the LR-1 (formerly L-1) multi-family zoning. Therefore FAS is recommending the PIP focus on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan.

Former Fire Station 38 Public Involvement History

In November 2009, FAS sent neighborhood notices inviting input on reuse and disposition options to residents and property owners within a 1,000 foot radius of Station 38, approximately 26 community groups within the Ravenna/Bryant neighborhoods, and other interested parties. Approximately 390 notices were mailed to neighbors and community groups, and an additional 260 notices were sent to people who attended open houses in 2007

and 2008. By May 2010, a total of 17 comments were received. Comments break down as follows:

- 9 respondents had general concerns regarding changes that could be made to the building, the impact of other uses on the neighborhood, and how a prospective buyer is chosen
- 1 respondent suggested that the building be developed as a community center for either seniors, teens, garden or art museum
- 1 respondent suggested that the building be used for a private residence
- 2 respondents have clients that may be interested in purchasing the Station
- 1 respondent is a prospective buyer
- 3 respondents requested to be kept informed

The majority of comments expressed concern that the sale of the building could have a negative impact on traffic and parking. For this reason, most comments were opposed to any retail use, and favored converting the Station 38 to single family residential housing. Also noted were the building's visual appeal, historic qualities, and role as a neighborhood center -- an annual Fourth of July parade begins from the Fire Station. Most respondents expressed feelings regarding this building's future and want to see the character of the building kept intact.

Since May, 2010, contacts from the public regarding former Fire Station 38 have primarily been from parties interested in acquiring the property. FAS maintains a contact list of those who have expressed interest in the future of the property as well as those interested in acquiring the site. New contacts are added to the mailing list on an ongoing basis. The Procedures require that FAS send notices to all of these parties at certain times in the review process.

Summary of Former Fire Station 38 Preliminary Report

Following its analysis of property characteristics, land use regulations, and neighborhood character, and based on input from other City departments, public agencies and the public, FAS recommends that the City sell this property through a competitive process, with proceeds from sale of the property being returned to the Fire Facilities and Emergency Response Levy Fund. The following factors contributed to this recommendation:

- No City department or public agency wishes to acquire the property.
- No non-city public entity has expressed a wish to acquire the property.
- Lowrise multifamily zoning (LR-1, formerly L-1) significantly limits options for reuse of the existing building. Non-residential uses would require an administrative conditional use permit process, including public comment, prior to approval by the Dept. of Planning & Development. Such uses are unlikely because (i) residential use can maintain the historic structure; and (ii) dispersion requirements limit institutional uses such as community centers because an institutional use (an elementary school) is already present nearby.
- Landmark controls will preserve the historic character of the site and fire station exterior.
- The City Council provided direction through Fire Facilities and Emergency Response Levy Funding Plan to sell former fire stations to help fund levy projects.

More information can be found in the Preliminary Report for PMA 135 – Fire Station 38.

“Complex” Determination for Former Fire Station 38

Based on the analysis of the former fire station property, and review of public input concerning the future of the property, as outlined in the Preliminary Report, FAS determined that the sale of Fire Station No. 38 is a “Complex” transaction. The property received a score of 50 on the Threshold Determination Form; a score of 45 or higher results in a Complex designation.

Factors affecting this designation are:

- a) community contact regarding the disposition of the property,
- b) recommended sale of the property, and
- c) value of the property estimated at between \$250,000 and \$1,000,000.

Proposed Public Involvement Plan (PIP) for Former Fire Station 38

Reuse options for the fire station are very limited due to the landmark status and the LR-1 zoning. Therefore, FAS is recommending a PIP that focuses on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan. The remainder of the process will provide the following sequential opportunities for input:

- The Preliminary Report will be sent to parties on the mailing list for Fire Station 38 and will be available on the City website.
- A large notice board will be placed onsite indicating the recommendation to sell the property, and advising how to contact FAS for information and/or make comments.
- The Real Estate Oversight Committee (REOC) will review and approve the Preliminary Report and the Public Involvement Plan, providing comments as necessary.
- FAS will publish a Final Report, incorporating the REOC’s comments as necessary, and notify the mailing list of the availability of the Final Report.
- FAS will forward legislation authorizing sale of the Fire station, including the Final Report and Public Involvement Report, to the City Council. No Council briefings or hearings will be held for at least 30 days following a notice of legislation sent to the mailing list.
- FAS will continue to collect all comments and/or proposals for use of fire Station 38. At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.
- If the Council determines to hold a public hearing, FAS will provide 14 days notice of the public hearing to the mailing list so that interested parties can attend the public hearing and present their ideas and interests to the City Council.

PUBLIC INVOLVEMENT REPORT
PMA NO. 135-FIRE STATION NO. 38

OVERVIEW

Per the "Procedures for Evaluation of the Reuse and Disposal of the City's Real Property," adopted by Resolution 29799 and amended by Resolution 30862 ("the Procedures"), a Public Involvement Report is to be included with the Final Report on a Complex Decision when legislation is sent to the City Council. The report should describe the public notification process used to comply with the provisions of Section 8.5 of the Procedures, and include a list of all persons and entities notified by mail or e-mail, the date of the notice(s) and of the posting, the dates and locations of any public meetings, a copy of the notice(s) sent, and a summary of the number and substance of the public comments received.

This report is structured to mirror the steps for public involvement during the decision-making process. These steps are outlined below with a summary of the public response received at each step. A complete listing of all persons and entities notified, as well as copies of notices and flyers, is provided in the Appendix at the end of this report.

Initial Notice – The Department of Finance and Administrative Services (FAS) began the evaluation process by sending information about excess property to other City departments, public agencies and the neighborhood in which the property is located. In November 2009, FAS sent neighborhood notices to residents and property owners within a 1,000 foot radius of Station 38, community groups within the Ravenna/Bryant neighborhoods and other interested parties. Approximately 390 notices were mailed, with an additional 260 notices sent to a list of recipients who attended two open houses in 2007 and 2008. (A copy of the notice is provided in the Appendix).

Response: As of May 2010, a total of 17 comments were received. The following is the breakdown of comments:

- 3 respondents requested to be kept informed,
- 2 respondents have clients that may be interested in purchasing the Station,
- 1 respondent suggested that the building be used for a private residence,
- 1 respondent is a prospective buyer,
- 1 respondent suggested that the building be developed as a community center for either seniors, teens, garden or art museum,
- 9 respondents had general concerns regarding changes that could be made to the building, the impact of other uses on the neighborhood, and how a prospective buyer is chosen.

Of the latter group, most people were concerned that sale of the building could have a negative impact on traffic and parking. For this reason, most are opposed to any retail use, and are in favor of a converting the Station 38 to single-family residential housing. Also noted were the

building's visual appeal, historic qualities, and role as a neighborhood center -- an annual Fourth of July parade begins from the Fire Station. Most respondents have strong feelings regarding this building's future and want to see the character of the building kept intact.

Between May 2010 – March, 2011, contacts from the public regarding former Fire Station 38 have been primarily from parties interested in acquiring the property. FAS continued to add these new contacts to the mailing list of all those who have contacted the department regarding this property, including those interested in acquiring the site. [Note: per the Procedures, following the initial mailing, FAS is only required to contact those parties who have responded to an earlier inquiry]

Recommendation Published –

Based on input received from the community as well as City departments and public agencies, analysis of the property and reuse and/or dispositions options, FAS prepares a Preliminary Report including a recommendation for reuse or disposition action. FAS also classifies each excess property decision as 'simple' or 'complex' based on the Property Review Process Determination Form. A 'complex' classification identifies decisions which may need additional public process, and requires the preparation of a Public Involvement Plan (PIP) before the Council reviews legislation authorizing the transfer, reuse or sale of an excess property. Guidelines provide that the PIP be tailored to the characteristics of each specific excess property and those issues which have been raised during the circulation and notification phase.

FAS recommended that the former fire station be sold for fair market value through a competitive process, with proceeds from sale of the property being returned to the Fire Facilities and Emergency Response Levy Fund.

Based on the comments received to date, and because reuse options for the former fire station are very limited due to its landmark status and its Lowrise residential-family (LR-1) zoning, FAS prepared a PIP that focused on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan.

The Preliminary Report and PIP were sent to 68 parties on the mailing list for Fire Station 38 on April 14, 2011. The Report and PIP were published on the City website on April 15, 2011. A large notice board was placed onsite on April 18, 2011. The publications specified a 30-day comment period ending May 18, 2011. (See copies of the April, 2011 notice, website posting and notice board in the Appendix).

Response: Between April 15 and May 18, 2011, 19 comments were received. Although no comments addressed the PIP, one respondent questioned whether the City Council would receive verbatim copies of all comments, or merely a summary of the comments (FAS responded that it intended to provide summaries of the comments consistent with the Procedures). That respondent reiterated earlier concerns that the property be used for residential purposes, and not for commercial and/or institutional uses. Six

individuals or organizations expressed an interest in purchasing the property. Of those one is interested in turning the property into storage for a puppet collection associated with the Northwest Puppet Center including a residence for visiting artists; one would like to use the station for a retail distribution center, one wants to convert the station into a chiropractor's office, one would like to convert it to a art studio, one wants to convert it into a restaurant and one person would like to turn it into his residence. One respondent is a realtor with an interested client. The 10 remaining responders expressed a general interest and to be kept informed throughout the process.

NEXT STEPS

REOC Review - The Final Report, with this Public Involvement Report, will be sent to the Real Estate Oversight Committee (REOC) on approximately May 20, 2011, with a vote for approval scheduled for May 23, 2011.

Notice of Final Report & Transmission of Legislation to Council – FAS will forward legislation authorizing sale of the fire station, including the Final Report and Public Involvement Report, to the City Council. No Council briefings or hearings will be held for at least 30 days following a notice of legislation sent to the mailing list. Mailing of this required notice is scheduled for June 1, 2011. The notice will be sent to the updated mailing list and posted on the City's website at www.seattle.gov/realestate. FAS will continue to record information about comments received, and report to the City Council during the time that legislation is considered.

Public Hearing – As a 'complex' property, the Council will hold a public hearing on the disposition of the property. FAS will provide 14 days notice of the public hearing so that interested parties can attend the public hearing and present their ideas and interests to the City Council.

Council Review - At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.

Appendix

Copies of Notices and related materials

Persons and Groups contacted regarding Fire Station 38 Disposition

Name	Sent Mailing November 2009	Sent Mailing April 14, 2011	Added since April 14, 2011
Alkere Fred and Jan	X		
Althoff Eric A	X		
2727 ALEXANDER PROPERTIES L	X		
Abell Ourania	X		
Abramson Helen and Kenneth	X		
Abramson Mary	X		
Abson Diane	X		
Ackley Maria and Jay Uchida	X		
Adler Sarah	X		
Alexander Family Investment	X		
Alger Sally	X		
Allan B J	X		
Allen Lee & Ruthann	X		
Almond David K and Jamie S	X		
Almy Kathryn and Dick	X		
Amon Lynn and Kromer Ed	X		
and Jon Heller Alison	X		
Andersen Margaret	X		
Anderson Anders L and Allison W	X		
Anderson Blake D	X		
Anderson Conner and Ben	X		
Anderson Henry Michael	X		
Anderson Jeanne E	X		
Andrews K	X		
Ann Holmes Ruth	X		
Ano Loretta	X		
Antonio Debra M	X		
Archer Robert and Jennifer	X		
Arden Family	X		
Aron David		X	
Aronchick Family	X		
Art and Cultural Affairs	X		
Arteaga Family	X		
Artt Fergus and Ita	X		
Ashling Kerri	X		
Axel Bradford J and Andrea D	X		
Ayer Margot L	X		

Bader Jorgen	X	
Baehr Russell F and Amy C Hevly	X	
Baibale Rebecca		X
Baker Jean	X	
Barber Joseph	X	
Baresh Joseph	X	
BARNES CHARLES+KRISTINE A	X	
Barnes Family	X	
Bast Loren V and Amanda McCoy	X	
Basts Family	X	
Baty Donald R and Barbara	X	
Baumann Bill	X	
Beke Michael		X
Belevedere Terrace Community Council	X	
Bell Family	X	
Bender Family	X	
Benedict Laura	X	
Bennett Rebecca G	X	
Bennion Christopher G	X	
Bennion Nancy	X	
Berg Amelia S	X	
Berg and Berkman Bldg	X	
Berg Dan and Gail	X	
Bernard Stephen		X
Bernhard Scott and Veronica	X	
Bernsten, Ray	X	
Bichknell James Bypass Trust	X	
Bisyak Bret	X	
Black Lisa	X	
Blakeley Jacqueline	X	
Boedigheimer Scott J	X	
Bogomilsky Elazar and Esther	X	
Bondi Tonia and Victor	X	
Books Joshua and Sabia	X	
Boone Kenneth and Kathleen	X	
Borchardt Mark and Bridget A	X	
Borth Patricia S	X	
Bowden Jamie and Luis	X	
Brandt Lisa	X	
Bremer Julie R and Urbanek Janil	X	
Brems Alison Walker and James C	X	
Brewitt Barbara A	X	
Bridgen Pamela Jane	X	

Brigden Mark G	X	
Broadgate Christopher S and All	X	
Broom Corinne S	X	
Brown Daniel	X	
Brown Eve	X	
Brown Family	X	
Brown Jay	X	
Brown Rose M	X	
Browne Brendan	X	
Bruce Christopher D	X	
Bruce Family	X	
Bryant AG	X	
Bryant Campus LLC	X	
Buchanan Andrew	X	
Burke Char	X	
Burkle Thomas	X	
Burnett SP	X	
Burns Robert	X	
Burton Christa	X	
Busch Bruce	X	
Busch Bruce and Kathleen	X	
Byers Prop LLC	X	
Cahalan Lennife	X	
Cain Jonathan M	X	
Cameron Investments LLC	X	
Caputo Michael J and Elizabeth B	X	
Carls Torrey and Scott	X	
Carlson David		X
Carnell Darren and Amelia	X	
Carter Dmitri, Northwest Puppet Center		X
Carty Scott M	X	
Carty Scott M and Karolyn A	X	
Castle Alan F	X	
CCAS Property and Construction	X	
Cename Michael L and Ann	X	
Chaisson Michelle and Blake Noe	X	
Cheang Chan Lam and Guat Li Yap	X	
Choi Family	X	
Chow Bonnie	X	
Christoferson Carl L	X	
Cicero Jerry and Jeri	X	
Colaprete Kim		X
Cornell Carole Louise	X	

Corvi Laura J	X	
Croteau Arthur F	X	
Crowe Jennifer H and Quasha Dav	X	
Cruz R and Cuizon Isabel	X	
CUCAC	X	
Cunard Family	X	
Cunningham Robert and Kathleen	X	
Curti Suzanne and Edward	X	
Curtis Elliot D and Katharine M	X	
Curtis Stephen B	X	
Custer Family	X	
Cutler Robert John	X	
Dailey Sharon and Young Lizzie	X	
Dales Kim		X
D'amico Leonard A and Jessica A	X	
Dammand Maya	X	
Darden Ruth E	X	
Davidson Mary Catherine	X	
Dean Robert	X	
Delisle Robert G and Kenneth A	X	
Dempsey Andrew R	X	
Dempsey Andrew R	X	
Detert Thomas E	X	
Diamond Josh	X	
Dike Jennifer and Adams Christopher W	X	
Dodson Michael K	X	
Doi James	X	
Dooley James F and Joanna L	X	
Dorsette Peter J	X	
Dougherty Kathy	X	
Dowden Craig and Kimberly	X	
Downing Ryan		X
Dunbar Darth	X	
Dunning Donna and David	X	
Durgin Anne	X	
DuRuz Bridgette		X
Duulio Beth S	X	
Dvorak George	X	
Eckert Thomas	X	X
Edvalds John D	X	
Eisen Richard M	X	
Ellenberger Galen	X	
Emerick Edwin L	X	

English Loellen Kay	X	
Ennes Brianna	X	
Estberg Mark and Jeanette	X	
Estep Thomas and Jennifer Lee	X	
Evans Bob	X	
Evavold Steve	X	
Evered Paul	X	
Fangman Jennifer	X	
Fann Kwang-Jen and Chin-Kwei	X	
Fardal Karen and Einaudi Robe	X	
Farrar Mary Ellen	X	
Fearn Lisa A	X	
Featheringhill Scott M and Devr	X	
Feinstein Allison and Jacob	X	
Fenton Catherine M	X	
Findley Aaron and Family	X	
Fire Chief Fire Station 38	X	
Fire Station No. 38	X	
Fitzpatrick Howard W and Soryun	X	
Flaggert James A and Allison E	X	
Fogarty John C and Ester	X	
Fox Sofia	X	
Foxmann Gregory M and Lee Mija E	X	
Franklin Family	X	
Frockt David	X	
Fromel John		X
Fuchs Kimberly K	X	
Fukuhara Family	X	
Gadouas Devin	X	
Gale Geri	X	X
Garritty and Kunkler Residence	X	
Geil William M	X	
Gerald - Johnson Jeanie	X	
Ghavamian Kian	X	
Gilbert Chris		X
Goldberg Beth	X	
Goldmanis Zane Purgalis	X	
Gough John and Heidi	X	
Gray James Troy and Janette Ren	X	
Greater University Chamber Board	X	
Greater University Chamber of Commerce	X	X
Green Joanne	X	
Green Scott and Lynne	X	

Greengo Mary Catherine	X		
Greif Jean and Frank	X		
Griffen Daniel W H and Silia H	X		
Griffin Daniel WH	X		
Griffin Nicole	X		
Griggs Stepen R	X		
Guerttman James	X		
Guillemette Giovanni Vladmir	X		
Guse Chris	X		
Gustafson Seth P and Erin C	X		
Guzman Tony	X		
Hadac Lucy J	X		
Hadac Raohael R	X		
Haefele Nancy L	X		
Halpern Neil	X		
Hamilton Richard L	X		
Hamner William B	X		
Hampden Julie	X		
Haneuse Courtney and Sebastien	X		
Haney Steven T	X		
Hannah Matthew	X		
Hansen Boyd R and Jane M	X		
Hansen Kurt N	X		
Hanson Arthur Alan	X		
Hanson Elizabeth	X		
HansonKatharine and Jason	X		
Hardin Evelyn M	X		
Harer Ken			X
Harman Thomas D and Kathleen B	X		
Harrington Simon	X		
Hart Fred	X	X	
Hartman Suzanne	X		
Hawthorne Hill Vet. Hosp.	X		
Hawthorne Hills Community Club	X	X	
Hayes Anna B	X		
Hazen Josephine S	X		
Headstrom Family	X		
Hedges Joyce S	X		
Heffernan		X	
Held Darcy	X		
Helgesen Finn E	X		
Henderlite Steve and Kim	X		
Henderson Gary		X	

Henderson Michael Edward	X	
Hendrickson Carla	X	
Hendrix Albert N and Anna C Duk	X	
Hennings Eric J	X	
Hesse Wolfgang G	X	
Hevly Bruce W and Allion A Fitzgerald	X	
Hill William S Jr	X	
Hillyer AP	X	
Hilstad Sally	X	
Hines Robert C Jr and Christy A	X	
Hinton Wayne	X	
Hiremath Vandana G	X	
Hiroko Roe	X	
Hirst Carrie and Blythe	X	
Ho Daphne	X	
Hodge Frank D and Abigail	X	
Hodson Douglas A and Alexa F	X	
Hoff Jackie and David	X	
Hofman Terry L and Karen O	X	
Hofmann Thomas	X	
Holmes Steve	X	
Holt Fred B and Laura A Rasulo	X	X
Hong Edwin S	X	
Hood Robert William	X	
Hooper Malcolm	X	
Hopper Patricia		X
Houk Theodore and Carol	X	
Howard Lawrence and Winder	X	
Howard Robert A and Ooka Patric	X	
Huber Kenneth and Amy	X	
Hudgings Tom	X	
Huffine Charles W	X	
Hughes Family	X	
Hull M Thomas and Shaela R	X	
Ikeda I	X	
Inverness Community Club	X	X
Inverness Park Homeowner's Association	X	X
Iseman Jeannette	X	
Ives Brian		X
Jagielo Thomas H	X	
James Tjoa and Associates	X	X
Jens Dorothy	X	
Jens Dorothy	X	

Jens Trish	X		
Jensen Harold R	X		
Jewett Family	X		
Johnson Ashley B and Sallie A H	X		
Johnson Carl	X	X	
Johnson Family	X		
Johnson Jay Allan	X		
Johnson Tiffany	X		
Jones Robert and Belk Jennifer	X		
Jones Christine	X		
Jordan Michael D	X		
Joshi Nikhil R and Meredith KF	X		
JRJ ETZI INVESTMENTS L L C	X		
Kane Matt		X	
Kaneshiro Ryan	X		
Kaplan Jonna and Janes Robert G	X	X	
Kaplan Michael	X		
Karline Anna R	X		
Kasota Bryce and Aiyanah	X		
Kaufer Lucy	X		
kaufman@u.washington.edu			X
Kaz David B and Amy J	X		
Kenyon Christi	X		
Kerr Dennis P and Jo Ann	X		
Kertes Jayne C	X		
Kieland Stuart	X		
King Susan	X		
Kingston John and Victoria	X		
Kintzer Jason and Jane L Becker	X		
Kivimaki John R	X		
Klinghoffer R	X		
Koeplin Harvey R	X		
Kogan Jenny and Marcos	X		
Kolios Arthur Theodore and Fann	X		
Kosche Paul	X		
Kowdley Kris and Bhanumati Dix	X		
Kravik Larry and Zalynn Thompson	X		
Kreul Jason W and Jessica F	X	X	
Kroon Jerry		X	
Kunitsugu Patty and Gale Geri	X	X	
Kunkler Pat		X	
Kushmerick Nicholas and Mccune	X		
Kyle James	X		

Lai Henry C and Cheung Marian C	X		
Lamarca Anthony G and Leslie W	X		
Larson Family Living Trust	X		
Lassla Amy	X		
Last Resort Fire Department	X	X	
Laughlin Karen	X		
Laurance Celia	X		
Laurelhurst Community Club	X	X	
LaViolette Barbara and Duane	X		
Le Blanc George A and Pamela McMahon	X		
Lee Beth Reaver	X		
Lee Brian S and Deards R April	X		
Lee Eunjung	X		
Lee Jacob	X		
Leland Virginia	X		
Levensky Mark Alan and Connor Michelle	X	X	X
Levine Al			X
Lewis Cara	X		
Lichtenstein Family	X		
Light Family	X		
Lin Jed P and Lu Xiao B	X		
Little Derek		X	
Lockert Dara and Scott	X		
Lockert Scott D and Dara H	X		
Loh Wallace D and Barbara	X		
Lord David Johns	X		
Lovejoy Katie	X		
Lu Paul and Lai	X		
Luby James C	X		
Lundquist Daniel	X		
Mackenzie Janet	X	X	
Mackle Ryan and Rebecca	X		
Maclean Brendan and Collette	X		
MacMaster John F and Nielsen Kenneth J	X		
Maguda Olive	X		
Maider Melissa and Thomas	X		
Maier Mike	X		
Maier Russell G	X		
Maione Chom S	X		
Malaspino Toni		X	
Maloney John E and Terri L	X		
Manasse Michele			X
Margulies Lyle A and Julie B	X		

Marshall Gary L	X	
Martin Betty	X	
Masterson M A	X	
Matthew Beach Community Club	X	
Matz Joseph S and Teressa M	X	
Mayfield Tyler C	X	
McCleskey Wayne	X	
McCoy Matthew W and Inga	X	
McCully Brian	X	
McDaniels Toby	X	
McDevitt Mike	X	
McDonough Panela D and Michael	X	
McDougall JA	X	
McDougall-Treacy Gayle and Dani	X	
McGuire Lauren and John	X	
McHugh Heather		X
McIntosh Nancy	X	
McLaughlin John D and Margot R	X	
McMurray Michael and Judith A	X	
McNeale Neil	X	
McPhaden Richard W and Ruthanne	X	
Meck, Susan c/o Evergreen Bank	X	
Meehan Pamela K	X	
Meeker Elena	X	
Melillo Daphne and Edward	X	
Mendoza Abdon M and Barbara T	X	
Merrill Lee A and Ruby David P	X	
Metcalf Robin	X	
Meuse RA	X	
Mikkelsen Daisy	X	
Miller Bonnie		X
Miller Lois and Bob	X	
Mills Roderick E and Mills Erica N	X	
Minard Family	X	
Minard Frank	X	
Miranda Bradford	X	
Mitchell Mary Kenagy and Mark C	X	
Mitchell Steve		X
Mitrovich Lauretta	X	
Montlake Community Club	X	X
Mooney Luise Brame	X	
Mootafes Dorothy	X	
Mowery Peter and Cindy	X	

Mroczek Lawrence and Judi	X	
Mulligan Liz	X	
Murphy D	X	
Murray Aaron	X	
Nagle Mark and Christine	X	
Neiswender Philip K and Frances	X	X
NELSON MICHAEL B	X	
Nemitz Jay		X
Neri Family	X	
Ness Patricia S	X	
Newell Roger H	X	
Nez John A and Ann C	X	
Nichols Mary O and Allison E	X	
Nicolas Peter	X	
Nida Jim	X	
Nielsen Kenneth	X	
Niwa Masayoshi and Michiko	X	
Nolan Joseph F	X	
Nolander Eric W and Jeannette L	X	
Northeast District Council	X	X
Nunes Crhistopher and Sandra	X	
O'callahan Anne L	X	
Odonnell Rose	X	
Oh Jay	X	
Oien Hal and Erin	X	
Okimoto Kaye	X	
Oldfin E C Jr	X	
Oleary Dennis and Carla M and Marti	X	
Oliver Antonio and Adrianna	X	
Oliver ML and WK	X	
Oppie Joseph W and Carol M	X	
Osborn Teresa	X	
Osborne Candice E and Robert W	X	
Osmer Family	X	
Oster Natalia	X	
Ostrom Marilyn	X	
Paulukonis Gerald	X	
Pendolino Mark and Stephanie	X	
Penkala Christopher	X	
Petersen Lynn and Robert	X	
Peterson Family	X	
Peterson Peter	X	
Phalen Barbara J	X	

Pierce Gregory R and Boehm Pame	X		
Pierce Thomas L	X		
Pieroth John and Doris	X		
Pisk Lisbeth	X		
Pleskoff Family	X		
Pohlman Matthew G and Jodi W	X		
Poll Lisa and Ryan	X		
Pornour Kian		X	
Portage Bay/Roanoake Park Community Council	X	X	
Price Martha	X		
Pridgeon Jim			X
Prime Kelly	X		
Projansky Rachel and Benjamin S	X		
Provenzano Frederic P and Marga	X		
Putnam Kathleen	X		
Quality Transmission Inc	X		
Rafael Richard and Teresa T	X		
Raff Sheila and Sjolander Kelly	X	X	
Ramussen Douglas	X		
Rasmussen Douglas and Susan W	X		
Ravenna Bryant Community Association	X	X	
Ravenna Springs Community Group	X		
Rayner Christopher G and Andrew	X		
Recchi Steve		X	
Recraft LLC	X	X	
Redenbaugh RC	X		
Redfox Candice	X		
Redonda LLC	X		
Reifler Tracey S	X		
Renner Jason	X		
Ridenour Aaron	X		
Rider Allison	X		
Robb Bruce	X		
Robbins Family	X		
Robison Thomas B and Monika H	X		
Rockwell Ryan	X	X	
Roden Len	X		
Roden Susan	X		
Rodriguez Carlos E and Kellogg Elida M	X		
Roedell Alan Ray	X		
Rolland Janna	X		
Roller Jeremy E and Gina Laport	X		

Roosevelt Chamber of Commerce	X	X
Roosevelt Neighborhood Alliance	X	X
Roosevelt Neighborhood Association	X	X
Rosenberg Doug	X	
Rosenthal Travis		X
Rosoff Matthew J	X	
Ross Corine		X
Roth Thomas Henry	X	
Rowan Peter Dunning and Mary	X	
Rowe Frances W	X	
Rumbaugh Matthew and Malia	X	
Rumpf William N and Sternberg Eve	X	
Russert Ellen M	X	
S & JJ ENTERPRISE L L C	X	
Salogga Piper	X	
Saltvig Lillian	X	
Sand Point Condo/Apartment Committee	X	
Sand Point Liasion Committee	X	
Sanderson Kay	X	
Sandstrom DA and Roald C	X	
Sauro David M and Dawn M	X	
Savage Tom	X	
Schachter Lisa and Jonathan	X	
Schachter Marc Adam	X	
Schindler Jerry and Marianne	X	
Schmidtle Russ	X	
Schneider Patrick	X	
Schofield Mark J and Christina	X	
Schreiber Keith		X
Schubert Deedee	X	
Schults Christopher J and Werbe	X	
Schuyler Katherine	X	
Seafairpirates (Mark Jensen)		X
Seattle City of	X	
Seattle Fire Fighters Union		X
Seattle Public Schools	X	
Seidel Grace		X
Selco Development Inc	X	
Senn Larry L	X	
Sexton Craig and Sandra D	X	
Shamseldin Christine	X	
Shamulka Bruce and Lynn	X	
Shanaman Family	X	

Shannon Susan M and Kevin M	X	
Shapiro Scott		X
Shaul Cheryl L	X	
Shaw Matthew D and Karen M	X	
Sheikh Nadeem	X	
SHKS Architects	X	X
Short Kristin	X	
Short Valerie D	X	
Shultz Family	X	
Shum Kai and Tonya	X	
Sibert Brett C and Michelle M	X	
Siebert Mary	X	
Sievers Carrie E	X	
Siewert Pat	X	
Simmons Andrew J and Stockton E	X	
Simmons Eric W and Katherine	X	
Skucas Andrius	X	
SLEA 415 L L C	X	
Sloan Marilyn	X	
Slowik Joseph R	X	
Smith Robert P and Tali M	X	
Snowden Jay	X	
Sobottka Mary E	X	
Solomon Robert Lee and Barbara	X	X
Somerville Mary L	X	
Sorscher Judith and Stanley	X	
Sorter Viv	X	
Spinrad Anthony J and Barnes EL	X	
Stauber Mary	X	
Staveley Maggie	X	
Steel Daniel G and Cheryl	X	
Stephenson TR	X	
Stepheson Tom and Karen		X
Steven Tom and Karen		
Stewart Elizabeth J	X	
Stiles Ashley		X
Stoller Andrew G and Rebecca G	X	
Stricker Cato Murphy Architects	X	X
Stuart Ron and Leinora	X	
Stugger Berndt W	X	
Sugarman James T and Regan M BA	X	
Suver Jeffrey L and Suver Elizabeth C	X	
Swartz Robert K and Heidi P	X	

Tabb John	X	
Tabiando Denman and Shirley	X	
Taggart Thomas and Marilyn B	X	
Tanaka Kiyotaka	X	
Taylor Jay Allen and Dena D	X	
Tayor Deci	X	
Tenbroek Heidi	X	
Teutimez Donna	X	
Thom Family	X	
Thomas Joyce L.	X	
Thomas Nina	X	
Thomas Shoshanna	X	
Thompson Neal R and Teresa R	X	
Thomson Gregory P	X	
Throssell Lynn E and Laurel L	X	
Tofts Steven and Mcrea Kristi	X	
Tokarz Thomas N	X	
Totman James and Jennifer	X	
Traisman Clifford	X	
Truzzi Gianni A and Zeila Schmi	X	
Tsang Yulin	X	
Ulmschneider Carl	X	
University District Community Council	X	X
University of Washington	X	X
University of Washington	X	X
University Park Community Club	X	X
University Village Merchants Association	X	X
Urata Christine J	X	
Vallee Anya	X	
Van Der Toorn Alyson K	X	
Vandam Norbert L and Lisa M	X	
Vanzandt Charles W and Doris Y	X	
Verretto Peter and Donna	X	
View Ridge Community Council	X	X
Von Hagel Mark	X	
Von Veh Christian and Jennifer	X	
Waag K.	X	
Walkup Elizabeth	X	
Wallak Judith K	X	
Walsh Douglas P and Kathy Blain	X	
Wartelle Edward	X	
Washienko Kathy and Mathieu Mike	X	
Washington Blayn	X	

Watkins Akwetee and Kari	X	
Wedgwood Community Council	X	X
Weinand Paul and Laura	X	
Weitensteiner Beth and Reeves H	X	
Wendell Ann E	X	
West Glenda & Juliana	X	
West Jeffrey H	X	
Wheeler Mark S and McNeely Kath	X	
Whitaker John	X	
Whitener Warren G	X	
Whitfield Mary	X	
Wilcox Family	X	
Willemin Robert L	X	
Williams Colin and Holly	X	
Williams Family	X	
Williamson Jean M	X	
Wilson A M	X	
Wilson A M	X	
Wimpee Michael		X
Windermere Corporation	X	
Windermere North Community Association	X	
Winslow Jean and John	X	
Wolf Scott	X	
Won Milton Jack Yuen	X	
Woods Valerie and Beebe Richard	X	
Wright Kevin	X	
Wusman Gertrud Z	X	
Xie Lenna and Ge Zhuliang	X	
Yao Melissa and Ren L	X	
Yoo Jung	X	
Young William	X	
Zeman Leslie B	X	

Community Groups contacted regarding Fire Station 38 Disposition

Name	Sent Mailing November 2009	Sent Mailing April 14, 2011	Added since April 14, 2011
Belevedere Terrace Community Council	X		
Northwest Puppet Center		X	
Fire Chief Fire Station 38	X		
Fire Station No. 38	X		
Greater University Chamber Board	X		
Greater University Chamber of Commerce	X	X	
Hawthorne Hills Community Club	X	X	
Inverness Community Club	X	X	
Inverness Park Homeowner's Association	X	X	
Last Resort Fire Department	X	X	
Matthew Beach Community Club	X		
Montlake Community Club	X	X	
Northeast District Council	X	X	
Portage Bay/Roanoake Park Community Council	X	X	
Ravenna Bryant Community Association	X	X	
Ravenna Springs Community Group	X		
Roosevelt Chamber of Commerce	X	X	
Roosevelt Neighborhood Alliance	X	X	
Roosevelt Neighborhood Association	X	X	
Sand Point Condo/Apartment Committee	X		
Sand Point Liason Committee	X		
Seafairpirates (Mark Jensen)			X
Seattle Fire Fighters Union			X
Seattle Public Schools	X		
University District Community Council	X	X	
University of Washington	X	X	
University of Washington	X	X	
University Park Community Club	X	X	
University Village Merchants Association	X	X	
View Ridge Community Council	X	X	
Wedgwood Community Council	X	X	
Windermere North Community Association	X		



City of Seattle

Gregory J. Nickels, Mayor

Fleets and Facilities Department
Brenda Bauer, Director

November 17, 2009

Opportunity for Input regarding City Owned Property PMA No. 135, Fire Station No. 38 Located at: 5503 33rd Avenue NE

Dear Neighbor,

As you may be aware, the new Fire Station No. 38 is being constructed at 40th Avenue NE and NE 56th Street, with completion projected in 2010. As outlined in the Fire Facilities Levy Plan, which was adopted by the City Council and approved by voters in 2003, the original station will be sold, with revenues from the sale returned to the Fire Levy Fund. At this time the Fleets and Facilities Department (FFD) is beginning the disposition (sale) process. There will be several opportunities for public input throughout the process. At this point in the disposition process, FFD is contacting community groups and property owners / residents within approximately 1,000 feet of the original Fire Station disposition seeking input before presenting a recommendation to the City Council regarding the property.

The information sheet on the back provides background information about the current Fire Station No. 38 property, as well as links to City Web sites with additional details about its historic landmark status and the Fire Facilities Levy Program.

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 December 18, 2009. You may write or send a fax with your comments to the Fleets and Facilities Department, Attn: Richard Gholaghong, PO Box 94689, Seattle, WA 98124-4689; FAX number (206) 684-0525. You may call and speak with Richard Gholaghong at (206) 684-0621. You may also reach him by email at the following: richard.gholaghong@seattle.gov. 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 disposition procedure please visit our website at <http://www.seattle.gov/realstate/policydisposition.htm>



Information Sheet

CITY OF SEATTLE

Property Name:	Fire Station No. 38
Property Management Area (PMA):	No. 135
Property Location:	NW corner of 33 rd Ave NE and NE 55 th Street
Address:	5503 33 rd Ave NE
Legal Description:	Lots 14-15, Block 8, University View Addition
Tax Parcel ID:	882790 - 1028
Jurisdictional Dept:	Fleets and Facilities Department
Ownership History:	Authorizing Ordinance 57430 funds appropriated from the Seattle General Municipal Improvement Bonds, 1926. Acquisition Ordinance 57567 Designated Fall Out Shelter Executive Order 10952
Development Issues:	Ordinance No. 122467 sets controls and incentives for this property
Current easements, covenants and restrictions upon transfer:	Historic Nomination and designation Nominated Oct 2004, Designated Aug 13, 2007 per Ordinance 122467.
Recommended easements, covenants and restrictions:	None
2010 King County Assessors Value	\$761,600 Land, \$335,100 Building
Building Size:	2,568 Gross Square Feet
Land Area:	8,960 Net Square Feet
Zoning:	L-1
Estimated building availability:	TBD, tentatively scheduled for the end of 4 th quarter 2010
Specific Reports on file:	Seismic Improvement Program Report of Findings and Schematic Design; Asbestos Report dated 12/14/95; Roof Evaluation dated 5/24/0

Web links

Fire Facilities Levy Program: <http://www.cityofseattle.net/fleetsfacilities/firelevy/default.htm>
 Landmarks Nomination Report: <http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs38/pdfs/BOLASF38Nom.pdf>
 Controls and Incentives, see Ordinance No. 122467: <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>
 For more information concerning the property, please visit: <http://www.seattle.gov/realestate/propertyreview.htm>



The current Fire Station No. 38 designated a **Seattle Landmark in 2005, has restrictions** regarding site and building alterations. You can learn about these restrictions by reading Ordinance No. 122467. In November of 2003, 69% of people voting in Seattle approved the Fire Facilities and Emergency Response Levy. Over a nine-year period this program, which started in 2004, will use levy proceeds and other funding to upgrade, renovate, or replace 32 neighborhood fire stations.



City of Seattle
Department of Finance and Administrative Services

April 12, 2011

RE: Fire Station 38

Dear Community Member:

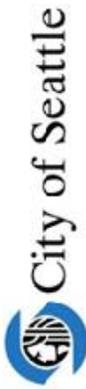
You are receiving this notice because you previously provided input to the City's analysis of reuse and/or disposition options for the former Fire Station 38 property. Per the "Procedures for Evaluation of the Reuse and Disposal of the City's Real Property," adopted by Resolution 29799 and amended by Resolution 30862, the Department of Finance and Administrative Services (FAS) has considered the input received from the community, completed its analysis of the options, and developed a recommendation for the property.

FAS will recommend to the City Council that former Fire Station 38 property be sold through a competitive process for fair market value. Proceeds from the sale of the property would be returned to the Fire Facilities and Emergency Response Levy Fund. (The levy program includes land sale proceeds in its funding plan.) We anticipate that the most likely use of the property is for residential uses, consistent with existing zoning.

The enclosed **Preliminary Report** describes the analysis of reuse and disposition options for the former fire station. A **Public Involvement Plan (PIP)**, outlining the remaining steps for review and decision-making, and highlighting opportunities for public input has also been completed and a copy is enclosed. The Preliminary Report and PIP are also available online at <http://www.seattle.gov/realestate/>.

We welcome comments about the Preliminary Report and the Proposed Public Involvement Plan. Comments received by **May 18, 2011** will be incorporated into documentation presented to the City Council before it makes any final decision about this property. Please send your comments to Rich Gholaghong by phone (206- 684-0701), by e-mail at richard.gholaghong@seattle.gov or by regular mail to Rich Gholaghong, FAS Real Estate Services, P.O. Box 94689, Seattle WA 98124-4689.

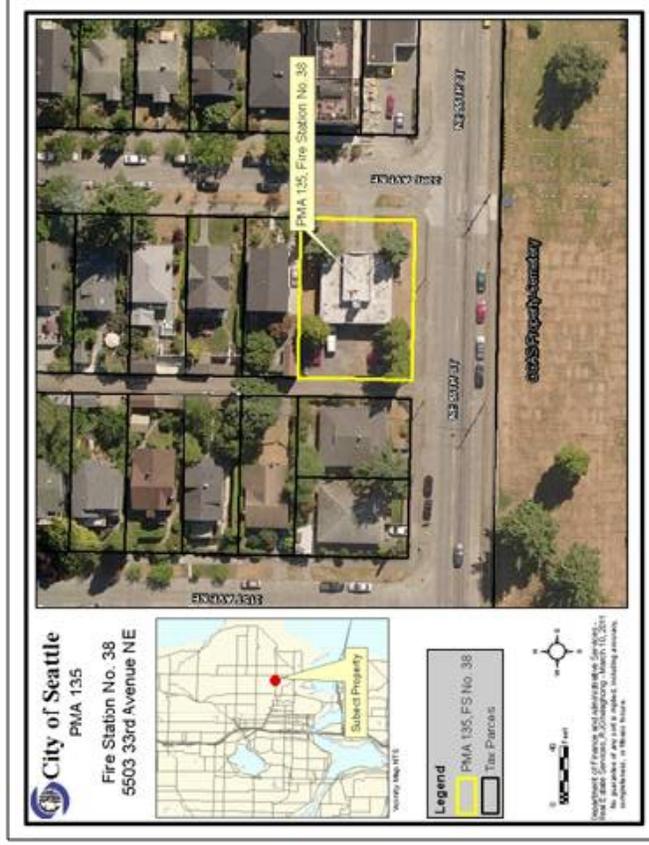
Thank you for your input to date, and please be sure to contact Rich directly by May 18, 2011 if you wish to provide additional comments regarding the recommendation to sell the property.



Notice of Recommendation

The City of Seattle has issued its Preliminary Report that evaluates the excess city property, identified as **PMA No. 135 – Former Fire Station No. 38** – shown on the map below and further identified as tax parcel # 8827901028.

- This Report recommends that the City sell this property through a competitive process, with proceeds from sale of the property being returned to the Fire Facilities and Emergency Response Levy.
- The complete Preliminary Report may be obtained online at <http://www.seattle.gov/realstate/> or by contacting Richard Gholaghong, Real Estate Services, Department of Finance and Administrative Services, P.O. Box 94689, Seattle WA 98124-4689; (206) 684-0621; FAX (206) 684-0525; e-mail at richard.gholaghong@seattle.gov.
- COMMENTS about the Preliminary Report received by **May 18, 2011** will be considered before the City Council makes any final decision about use or disposition of this property.
- COMMENTS should be addressed to Richard Gholaghong, Department of Finance and Administrative Services, by using the above-noted contact information.



The screenshot shows a Windows Internet Explorer browser window displaying the Seattle.gov Real Estate Services Division Home Page. The browser's address bar shows the URL <http://www.seattle.gov/realstate/default.htm>. The page features the Seattle.gov logo and navigation links for Departments, Services, Staff Directory, and My.Seattle.Gov. A search bar is present with a 'GO' button. The main navigation bar includes 'Home', 'About Us', and 'Contact Us'. Below this, a blue banner identifies the department as 'Stewards of the City's business and financial services, buildings and fleets' and lists 'Fred Podesta, Director'. Three main service areas are highlighted: 'Active Bids', 'Fire Levy Program', and 'Vehicle Auctions'. The 'Real Estate Services Division' section is the primary focus, containing a sidebar menu with options like 'Real Estate Services Home Page', 'Technical Services', 'Property Dispositions', 'Property Reviews', 'Property Sales', 'Policies', 'City Property Database', and 'Contact RES'. The main content area features a heading 'Real Estate Services Division' followed by a descriptive paragraph. A key announcement, 'Historic Fire Stations 37 and 38 recommended to be sold', is prominently displayed, accompanied by a detailed paragraph and several links for community letters, preliminary reports, and public involvement plans for both stations. Contact information for Louis Webster and Richard Gholaghong is provided at the bottom of the announcement. The footer contains navigation links for 'Fleets & Facilities Home', 'FFD Divisions', 'Active Bids', 'Fire Levy Program', 'Vehicle Auctions', and 'Contact FFD', along with sections for 'Navigate to:', 'We're Here to Help...', and 'Follow Us'.

Real Estate Services Division Home Page - Windows Internet Explorer
http://www.seattle.gov/realstate/default.htm

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Seattle.gov This Department

Finance and Administrative Services

Home About Us Contact Us

Stewards of the City's business and financial services, buildings and fleets Fred Podesta, Director

Active Bids Fire Levy Program Vehicle Auctions

Real Estate Services Division

Real Estate Services provides centralized real estate services to City decision-makers, other City departments and the general public. We implement simple to complex real estate transactions to accomplish major City goals. Our key functions are Technical Services for Property Acquisitions and Dispositions, Leasing, and Appraisals. We also develop City-wide Real Estate Policy and manage the City-wide Property Database.

Historic Fire Stations 37 and 38 recommended to be sold

With new facilities in operation for Fire Station 37 (West Seattle) and 38 (Ravenna Bryant), the historic former fire stations are recommended to be sold through a competitive process for fair market value. Proceeds from the sale of the two properties would be returned to the Fire Facilities and Emergency Response Levy Fund. The City Council is expected to vote on the future on the buildings in June. For more information, read the following:

[Community Letter for Fire Station 37](#) [Community Letter for Fire Station 38](#)
[Preliminary Report for Fire Station 37](#) [Preliminary Report for Fire Station 38](#)
[Public Involvement Plan for Station 37](#) [Public Involvement Plan for Fire Station 38](#)

[News Release](#) | [Fact Sheet](#)

For more information, contact [Louis Webster](#) (Fire Station 37) at phone 206-684-0357 or [Richard Gholaghong](#) (Fire Station 38) at 206-684-0621.

Fleets & Facilities Home | FFD Divisions | Active Bids | Fire Levy Program | Vehicle Auctions | Contact FFD

Navigate to:
Seattle.gov Home Page Mayor's Office

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Questions / Complaints

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Media List for Publication of Press Release on April 15, 2011

List continues on next page.

 KUOW, The Conversation (dhyde@kuow.org)	dhyde@kuow.org
 Madison Park Times	mptimes@nwlink.com
 Metro Networks Mary Whitish	mary_whitish@metronetworks.com
 Mike Lindblom Seattle Times (mlindblom@seattletimes.com)	mlindblom@seattletimes.com
 North Seattle Herald-Outlook	needitor@nwlink.com
 North Seattle Journal	calendars@journal-newspapers.com
 Northwest Asian Weekly	newstips@nwasianweekly.com
 Northwest Vietnamese News/Nguoi Viet Tay Bac, Julie Pham, Managing ...	julie@nvnorthwest.com
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 Real Change, Adam Hayla	editor@realchangenews.org
 Real Change, Cydney Gillis	cgillis@realchangenews.org
 Sabzwari, Abroo	abroo@u.washington.edu
 Seattle Chamber of Commerce, Christina Donegan	christinad@seattlechamber.com
 Seattle Gay News	sgn2@sgn.org
 Seattle Magazine	rachel@seattlemag.com
 Seattle Medium Chris Bennet	chrisb@mediumnews.net
 Seattle P-I David Horsey	davidhorsey@seattlepi.com
 Seattle P-I Joel Connelly	joelconnelly@seattlepi.com
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 Seattle PI, Scott Gutierrez	ScottGutierrez@seattlepi.com
 Seattle P-I, Sunde, Scott	scottsunde@seattlepi.com
 Seattle Times Madeline McKenzie (mmckenzie@seattletimes.com)	mmckenzie@seattletimes.com
 Seattle Times Northwest Weekend Calendar	weekend@seattletimes.com
 Seattle Times, Andrew Garber, transportation	agarber@seattletimes.com
 Seattle Times, Beth Kaiman	bkaiman@seattletimes.com
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 Stranger, The	press@thestranger.com
 The Facts Levonne Parker	seattlefacts@yahoo.com
 Weiss, Curt	Curt.Weiss@seattle.gov
 West Seattle Blog	editor@westseattleblog.com
 West Seattle Herald	wseditor@robinsonnews.com
 West Seattle Herald, Robinson, Pat	pr@robinsonnews.com
 Wyatt, Susan	swyatt@king5.com



City of Seattle
Department of Finance and Administrative Services

FOR IMMEDIATE RELEASE
SUBJECT: Sale of two historic fire
stations recommended

April 15, 2011
FOR MORE INFORMATION, CONTACT:
Katherine Schubert Knapp (206)684 0909
<http://www.seattle.gov/realstate/>

NEWS RELEASE

Sale of Two Historic Fire Stations Recommended

City Council will decide future of former West Seattle and Ravenna Bryant stations

SEATTLE — With new facilities now in operation, the Department of Finance and Administrative Services (FAS) will recommend to the City Council the sale of two historic former fire stations: Fire Station 37 in West Seattle and Fire Station 38 in Ravenna Bryant.

Proceeds from the sale of the two properties – through a competitive process for fair market value – would be returned to the Fire Facilities and Emergency Response Levy Fund. The levy program includes land sale proceeds in its funding plan.

FAS has published its recommendation, and is collecting comments for 30 days. FAS will then transmit its recommendation, based on the formal evaluation called for in Council Resolution 25799 and amended by Resolution 30862, to the Council. The City Council is expected to consider the future of the buildings as early as June.

The attached fact sheet provides a summary of the property disposition process, as well as the recommendations for the sales.

For more information regarding the department's recommendation and analysis, visit:
<http://www.seattle.gov/realstate/>

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