

**PRELIMINARY REPORT**  
**EVALUATION OF REUSE & DISPOSAL OPTIONS FOR**  
**PMA No. 1649**

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. 1649 – SE Corner of SW Webster (unopened) and Dumar Way SW**

**BACKGROUND INFORMATION**

**Legal Description:** That portion of Lots 9 through 12 inclusive, Block 3, Smith's Replat of Lots 11 to 20, Block 1, Steel Plant Addition to the City of Seattle, as recorded in Vol. 17 of Plats, Page 23, Records of King County, Washington, lying northeasterly of Dumar Way SW.

**Physical Description and Related Factors:** This half-crescent shaped, three-sided piece of property is located along the east side of Dumar Way SW as it climbs from Delridge Way SW to 16<sup>th</sup> Ave. SW. Its northern boundary line, measuring approximately 71 feet, abuts a portion of the unopened section of SW Webster Street that stretches from 18<sup>th</sup> Ave. west across Dumar Way SW. Its eastern boundary line measures approximately 175 feet and is separated from the adjoining single-family residence by several chain-link fences that demarcate the yard of 1719 SW Webster Street. The parcel's longest boundary line is the one on the west side that follows the curve of Dumar Way SW and measures approximately 194 feet. A sidewalk runs along this side of the property. The site consists of approximately 8,200 square feet of SF 5000-zoned land. The property is vacant and predominantly sloped, in some places steeply, as it rises from the grade at Dumar Way SW. The land is rooted by a groundcover of berries, ivy, and selal. It holds several holly trees and ivy-covered maples. The land is located in an older residential neighborhood that features mostly small single-story houses on undersized lots. The property is identified by the King County Assessor as property tax I.D. Number 783180-0305.

**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.*

The property covered by this preliminary report was acquired in 1982 pursuant to a 1979 King County Superior Court judgment foreclosing upon a delinquent Local Improvement District Assessment. The City of Seattle received a Local Improvement Assessment Deed from the Seattle City Treasurer Deed that was recorded under Auditors file No. 8205210388. The tax Property Sales Fund was the revenue source for this acquisition. The property is not bound by any contracts or other instruments and is not subject to any extraordinary ordinances, statutes, or regulations. Proceeds from any sale of this property will accrue to the General 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, 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.** The property is located within the City of Seattle. It is not particularly suited to meet specific City of Seattle needs or to support affordable housing, open space or other city policy priorities. It has not been identified in the Delridge Neighborhood Plan as needed for the implementation of neighborhood goals. The property is not located near the Sound Transit alignment.

**Range of Options.** Options include sale by public bid, negotiated sale, long-term ground lease, or retention by the City. Given that no City department has identified any current or future use for the property, and given the location of the property, neither the long-term ground lease or retention of the property are in the best interests of the City. There are no parties of record interested in acquiring the property, and no particular benefit to the City from offering the property only to an abutting owner; therefore, sale by public bid is in the best interest of the City.

**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 highest and best use is for construction of one single-family house, based on the zoning and the 8200 SF lot size.

**Compatibility with the physical characteristics:** The site is sloped and wooded with legal access from Dumar Way SW as it curves to head north at the intersection with SW Austin Street. While this limited access makes the property less suitable, the slope along Dumar is becoming increasingly used for housing development. Building is occurring in the area, as evidenced by the development and construction of a large house on similarly sloped land located at 7343 18<sup>th</sup> Ave. SW, south of the subject property.

**Compatibility with surrounding uses:** The most likely use of the property will be for single-family residential use or for side yard enhancement. Both uses are compatible with the surrounding neighborhood.

**Timing and Term of Proposed Use:** No specific use is proposed by the City. The property will be offered for sale by public bid with no conditions on use or development by the successful bidder other than those mandated by the land use and building codes.

**Appropriateness of the consideration:** The property would be offered for sale by public bid to the highest bidder. The proposed legislation would authorize the Fleets and Facilities Department to accept the highest competitive bid with a minimum bid offer set through departmental analysis and evaluation of the real estate market in the neighborhood.

*Unique Attributes:* This parcel has no unique attributes or features that require preservation.

*Potential for Consolidation with adjacent public property:* There is no adjacent City of Seattle property. A SPU drainage facility, part of PMA No. 695, is approximately 175 feet to the south. Seattle City Light Dumar Substation, PMA No. 625, lies 1.5 blocks to the south. An excess SDOT parcel lies one block to the east. Consolidation with these parcels is neither needed nor feasible. Additionally, there is no other public property in the immediate vicinity.

*Conditions in the real estate market:*

The real estate market in Seattle remains strong even as interest rates start to rise. Property continues to appreciate because of the scarcity of undeveloped land in Seattle.

*Known environmental factors:* Fleets and Facilities staff reviewed property files and conducted several inspections of the property. There was no evidence to suggest any need for further Phase 1 or Phase 2 environmental assessments. The site is overgrown with berry vines and other vegetation. Portions of the site would be considered critical areas because of 40% slopes.

#### **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.*

Fleets and Facilities staff has not received any inquiries or offers to purchase this property from any private parties. Non-city public entities were notified concerning the excess nature of the property and none expressed an interest in acquiring for their needs. A public bid will provide a fair and equitable process for identifying a purchaser for the site. Notice of the public bid process will be sent to owners and occupants in the immediate neighborhood. If there is competition for the property, the marketplace will determine the fair value.

#### **PUBLIC INVOLVEMENT**

In accordance with Resolution No. 30862, 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 property and to community council representatives. A total of 355 notices were mailed. This mailing produced five responses or comments from the community. Three of the callers had no objections to sale and, in fact, wanted more information and an opportunity to purchase. Two respondents wanted to keep the property as green/open space. One suggestion – to construct steps between Dumar Way SW and SW Webster St.- could be located in the unopened right-of-way and will be referred to SDOT.

#### **RECOMMENDATION**

The Real Estate Services Division of the Fleets and Facilities Department has considered the few public comments and evaluated the dimensions of continued public ownership. It recommends that the property be offered for sale by public competitive bid process in a manner to be approved by the City Council in its enabling legislation.

**PROPERTY REVIEW PROCESS DETERMINATION FORM**

Property Name: SE Corner of SW Webster and Dumar Way SW  
 Address: East side of Dumar Way SW across from 7501 Dumar Way SW  
 PMA ID: 1649 Subject Parcel #: 1739  
 Dept./Dept ID: FFD Current Use: vacant  
 Area (Sq. Ft.): 8200 SF Zoning: SF 5000  
 Est. Value: \$ 35,000 Assessed Value: \$23,000

**PROPOSED USES AND RECOMMENDED USE**

*Department/Governmental Agencies:* Proposed Use:

none none

*Other Parties wishing to acquire:* Proposed Use:

Possibly several nearby residents

RES'S RECOMMENDED USE: Sell by public competitive bid

**PROPERTY REVIEW PROCESS DETERMINATION** (circle appropriate response)

1.) Is more than one City dept/Public Agency wishing to acquire?	<input type="radio"/> No / <input checked="" type="radio"/> Yes	15
2.) Are there any pending community proposals for Reuse/ Disposal?	<input type="radio"/> No / <input checked="" type="radio"/> Yes	10
3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options?	No / <input checked="" type="radio"/> Yes	10
4.) Will consideration be other than cash?	<input type="radio"/> No / <input checked="" type="radio"/> Yes	10
5.) Is Sale or Trade to a private party being recommended?	No / <input checked="" type="radio"/> Yes	25
6.) Will the proposed use require changes in zoning/other reg's?	<input type="radio"/> No / <input checked="" type="radio"/> Yes	20
7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000?	<input type="radio"/> No / <input checked="" type="radio"/> Yes	10
8.) Is the estimated Fair Market Value over \$1,000,000?	<input type="radio"/> No / <input checked="" type="radio"/> 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 "Complex" classification)

Signature: David Hemmelgarn Department: FFD Date: 07/24/06