

Myers Way Excess Property

Summary

Property Background

- In 2003, the City purchased a larger property than what was needed for the development of the Joint Training Facility (JTF). A portion of the property was planned be sold to help pay for the land purchase. In 2006, Council directed that the sale of the extra land should help stimulate economic development in the Highpoint neighborhood. An agreement was made to sell the property to Lowes for a retail center, although the transaction was not completed.
- The property is a former gravel mine. It has areas of vegetated steep slopes, wetlands and level developable land. One level area contains subsurface soils with high levels of lead and arsenic contamination, which needs to be cleaned up. The property is zoned Commercial 2-65. This zoning allows uses such as warehouses, wholesale, research and development, and manufacturing.

Financial

The entire property has been appraised at \$14 million dollars. The level developable land represents the majority of this value. Potential sales proceeds will be used to pay the following:

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| • To pay the outstanding balance on the loan used to purchase the property: | \$1.3 million |
| • To pay interfund loan to assist homelessness: | \$5.0 million |
| • To reimburse the Dept. of Finance and Admin. Services for consultants and holding costs
Million | \$0.5 |

Potential Uses Considered

- **Housing:** The Seattle Office of Housing determined that the property is not economically viable for low income housing development due to the lack of utility infrastructure (water lines, sewer lines, etc.) and property development costs.
- **City Department Use:** Seattle Public Utilities (SPU) and Seattle Department of Transportation have looked at using the level developable property for maintenance shops. Seattle Parks maintains the nearby Westcrest Park and other hill side green belts, and based on open space needs elsewhere in the City, has not identified this parcel as a priority for an active park.
- **Commercial Development:** The City has been approached by various commercial developers. Development proposals have included a retail big box center, distribution warehouse, a retail shopping center, a recreational facility and a manufacturing company.

Draft Property Recommendations

The draft recommendation includes a balance of planning for future City needs, financial consideration of the outstanding loans on the property and enhancement or preservation of natural spaces:

- ***The property immediately south of the JTF: (9401 Myers Way S):***
- This property is proposed to be used for a future expansion of parking and training areas at the JTF. Within 15 years, City will need to relocate city parking uses at the Arrowhead Gardens Apartments. Other training needs, such as driver safety training and trench safety have been identified.
- ***The properties south of Roxbury Street and north of the City Light Right of way: (9501 Myers Way S)***
- This property is proposed to be sold at fair market value. It could be sold through a negotiated sale with a developer that supports community needs such as job creation or mixed use activities. The property could be marketed with the use of a real estate broker to facilitate a sale for such purposes while assuring appropriate financial compensation to the City.
- ***The properties south of the Seattle City Light Right of way and east of Myers Way: (9600 and 9701 Myers Way S):*** FAS will identify a purchaser who will preserve and enhance the natural environment of the property and complete a negotiated sale. Examples may include a land trust foundation that would permit public access for recreation and education, an adventure park operator that would preserve trees and allow public access, or a commercial developer that would preserve or enhance the natural areas. If a sale is not completed within two years, then the property is proposed to be transferred to the Seattle Parks Department for green space. Parks would consider what level of public access would be suitable through their own processes and budget.

Proposed Disposition Review Schedule

- Public consultation and input – February – July, 2016
- Legislation drafted for Council review – July – August, 2016
- Council considers and votes on legislation – September, 2016

Draft Public Involvement Plan and Opportunities for Input:

Previous Community Comment and Involvement

- A public notice and additional information about the properties has been posted on the City website for public review and download.
- A public notice and an initial neighborhood mailing of 302 notice soliciting comments on disposition or reuse of the property was sent to residents/owners within 1000-foot radius.
- A second neighborhood notice was sent to residents living within a 1,000-foot radius of the property including all the senior apartments at Arrowhead gardens.

Draft Preliminary Recommendations Report

- The Draft Preliminary Recommendation Report and draft public involvement plans will be sent to parties of record for comment.
- The Draft Preliminary Recommendations Report will be available on the City Real Estate Services website.
- A Notice of Recommendation sign and notice of comment on the proposed public involvement plans will be installed on the property on June 2, 2016.

Future Outreach

- 1) A public meeting will be scheduled for a date in late June 30 2016 at the Joint Training Center, with notice as follows:
 - a. Email notice to those who provided comments by emails.
 - b. Property owners and residents living within a 1,000-foot radius of the property
 - c. Other community groups as suggested through public comment on as suggested by Mayor and City Council.
- 2) The public meeting will provide an opportunity to provide additional written comment and public comments on both the Draft Preliminary Recommendation Report. The public meeting will be moderated by a third party consultant. Multilingual speakers will be present to answer questions and record comments from non-English speaking citizens.
- 3) FAS will keep the names of attendees, and will add them to the party of record list.
- 4) Outreach to Neighborhood Groups and organizations as follows:
 - High Park Action Committee
 - Highland Park Improvement Club
 - Westwood/Roxhill/Arbor Heights Community Council
 - Delridge Neighborhood Development Association (DNDA)
 - Delridge Neighborhoods District Council
 - White Center Development Association
 - Outreach at neighborhood events such as community fairs or business mixers.
 - Arrowhead Gardens Residents
 - Other community groups as suggested through public comment on as suggested by Mayor and City Council

Additional opportunities for community input

- Legislation authorizing sale of the property including the Final Report and Public Involvement Report, to the City Council.
- FAS will continue to collect all comments and or proposals
- At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.

Contact

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