

Memo

October 6, 2005

TO: Windell Mitchell, Division Director
Fleet Administration

FROM: Kevin Desmond, General Manager
KC Metro Transit Division

Harold Taniguchi, Director
Department of Transportation

SUBJECT: **WFSC Personal Property Evaluation Review**

The Transit Division within the Department of Transportation is seeking your review of the proposal to transfer certain items of personal property associated with the Waterfront Streetcar to the Seattle Art Museum (SAM).

Transit wishes to vacate the maintenance facility, passenger station and track located north of Broad Street to allow for the construction by SAM of The Olympic Sculpture Park, which will include a replacement passenger station built by SAM and track. The County also wishes to acquire a new maintenance facility located at 200 Occidental. As a result of the plan to integrate a new passenger station and track into the Olympic Sculpture Park and to acquire a new maintenance facility, the existing facilities are surplus to the County's needs.

The Waterfront Streetcar maintenance facility and 1.4 miles of track along Alaskan Way was originally built by the City of Seattle in 1982. In 1985 the City transferred all their interest in the streetcar operations to Metro Transit, other than the real property on which the facilities reside, which is City street right of way. In 1990 Metro Transit extended the streetcar .5 miles to Jackson Street and expanded the maintenance facility.

The maintenance facility has a depreciated value of \$354,445 as of year end 2004. In reviewing the actual market value of the facility, however, it is apparent that it has little to no market value. The maintenance facility is without value in the market because it cannot be transferred with any underlying property interest. As a result, the maintenance facility value is less than the cost of demolishing the structure, which results in its characterization as a liability rather than an asset. Transit will be removing all reusable property including lifts, cranes, office furniture and miscellaneous equipment; everything that has a value and or can be reused at other transit or county owned sites.



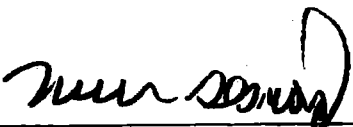
Windell Mitchell
October 6, 2005
Page 2

The passenger stop has a depreciated value of \$28,300 and the track to be vacated has a value of \$8,350.00. The passenger stop is a large raised concrete platform with a King County Metro Shelter. The Shelter will be salvaged but the other elements of the station cannot be moved and have no value. The track to be vacated consists of the curved track in front of the existing maintenance facility. The curved track has little use in other settings unlike straight track which can be utilized anywhere there is a straight run of track. The track is imbedded in asphalt and the cost of saving the small amount of track for no apparent future use would not be justified. The value of these facilities is less than the cost of demolition.

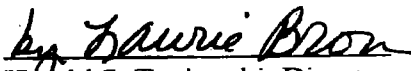
The streetcar service is expected to be discontinued as of November 18, 2005 and the maintenance facility, passenger station and tracks turned over to SAM for demolition on November 23, 2005.

We are asking that the committee concur in the assessment by the Transit Department that the personal property remaining prior to demolition by SAM will have no residual value after removal of the equipment because the market value of those structures is less than the cost of demolition. Further, we are asking the committee to agree that it would be most advantageous to the County to enter into the proposed Waterfront Streetcar Maintenance Facility and Passenger Station Agreement Between King County and the Seattle Art Museum, whereby the County will sell these items to the SAM in exchange for SAM demolishing the structures and replacing the passenger station with a new structure that is integrated into the Olympic Sculpture Park and contributing to the funding of replacement track.

Concur:



Kevin Desmond, General Manager
Metro Transit Division



Harold S. Taniguchi, Director
Department of Transportation



**KING COUNTY
SURPLUS PERSONAL PROPERTY - SURVEY COMMITTEE FORM**

In accordance with King County Code 4.56.040 the undersigned concur, as a Survey Committee, that the surplus personal property described below be disposed by: allowing for demolition by the Seattle Art Museum as part of the development of the Olympic Sculpture Park.

Custodial Agency: Department of Transportation, Transit Division

Property Description: Passenger facility, track and Streetcar maintenance facility

Location of Property: All property is located along Alaskan Way north of Broad street in City of Seattle Street right-of-way. Transit does not own the underlying property.

ESTIMATED VALUE OF PROPERTY:

Maintenance Facility depreciated value: \$354,445; Passenger Facility depreciated value: \$28,300; Track depreciated value: \$8,350.00. However, the personal property is located on real property owned by the City of Seattle. Transit is expected to remove all useable personal property from the facilities and that which is remaining has no resale value. The committee concurs with Transit's analysis that the property should be transferred to SAM for demolition as the most cost effective method of disposal.

Estimated Condition of Property: Please see attached request from the Department of Transportation.

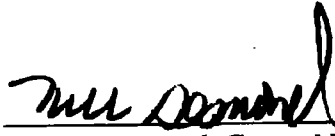
It is our consensus that **there is no market for the sale of the property listed above.** The committee concurs in the assessment by the Transit Division that the personal property remaining prior to demolition by SAM will have no residual value after removal of the equipment because the market value of those structures is less than the cost of demolition.

We recommend the following date, location and manner of sale: We recommend that the property not be sold but transferred to Seattle Art Museum (SAM) for demolition as per the request from the Transit Division.

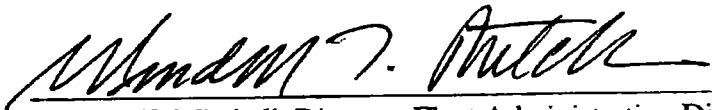
Date: October 6, 2005

Approved:

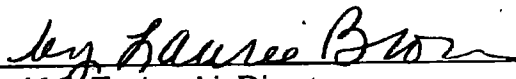
Date: 10/5

By: 
Kevin Desmond, General Manager, Metro Transit Division
Department of Transportation

Date: 10/6/05

By: 
Windell T. Mitchell, Director, Fleet Administration Division
Department of Transportation

Date: 10/5/05

By: 
Harold S. Taniguchi, Director
Department of Transportation