



# King County

## Facilities Management Division

**Lisa K. Pearson, Director**

401 Fifth Ave, Suite 900

Seattle, WA 98104

Phone: 206-477-9352

Fax: 206-205-5070

May 12, 2026

The Honorable Girmay Zahilay

King County Executive

King County Chinook Building

401 5<sup>th</sup> Avenue, Suite 800

Seattle, WA 98104

Dear Executive Zahilay:

This letter transmits the Department of Executive Services, Facilities Management Division's (FMD) recommendation regarding the Harbor Island property located at 16th Ave SW, Seattle, WA 98134 in response to Ordinance 20023, Section 110, Proviso P3.C.

It is the judgment of FMD that the Department of Natural Resources and Parks (DNRP) has not justified retention of this property, nor is there another County department that has a need for the property related to the provision of essential government services consistent with K.C.C. 4.56.070.C.1.

FMD reviewed DNRP's surplussing analysis and conducted an evaluation of the property's physical condition, operational utility, market context, required capital investment, and long-term strategic value. Key considerations identified through this assessment include:

- Environmental conditions associated with historic industrial contamination; and
- Significant anticipated costs related to demolition, environmental remediation, and necessary infrastructure improvements for any continued County use.

Based on this evaluation, and after consideration of the property's ongoing maintenance obligations, holding costs, and limited utility for County purposes, FMD has determined that continued ownership does not represent the highest and best use of the asset.

Accordingly, FMD recommends disposition of the property in its current "as-is" condition in accordance with applicable King County policies and procedures. Current appraised value in "as-is" condition is \$22,500,000.

The proposed disposition is anticipated to provide several public benefits, including:

- Reduction of ongoing operating and maintenance liabilities.
- Opportunity to realize fair market value and reinvest proceeds into critical County priorities.
- Potential economic development and productive reuse of the site by others.
- Elimination of future capital investment obligations associated with the property.



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If your staff have questions, please contact me at [lpearson@kingcounty.gov](mailto:lpearson@kingcounty.gov) or 206-263-9238.

Sincerely,

Signed by:

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Lisa K. Pearson, Director

Facilities Management Division

King County Department of Executive Services

cc: Karan Gill, Deputy Executive, Office of the Executive  
Jasmin Weaver, Chief of Staff, Office of the Executive  
Hyeok Kim, Chief Operating Officer, Office of the Executive  
Sierra Howlett Browne, Director of Government Relations, Office of the Executive  
Garrett Holbrook, Council Relations Manager, Office of the Executive  
Lorraine Patterson-Harris, Director, Department of Executive Services (DES), County  
Administrative Officer (CAO)  
John Taylor, Director, Department of Natural Resources and Parks