

## DISPOSITION PROPERTY REPORT

April 5, 2021

The City of Vancouver is requesting that the parcel (Subject parcel) below be approved for disposition by the City as per Ordinance M-3923.

The parcel up for discussion is Assessor's Parcel 50440-000:

- The subject parcel is a 36,000 square foot (0.83 acres) improved parcel located at 900 West Evergreen Boulevard – commonly referred to as Old Fire Station 1. The improvements on this parcel consist of a 14,635 square foot Fire Station. A map designating exact location is attached as Exhibit "A";
- The City of Vancouver has utilized this property for Public Safety (Fire Station) since its purchase in 1968. Total assessed value of the parcel is \$1,231,600. This parcel has not been on the tax rolls since 1968.
- To our knowledge, there are no deed restrictions on the Subject Parcel.
- The funds utilized to purchase the real property were from the general fund.
- Proceeds from this sale should be credited to the general fund.
- Upon completion of a Long Range Facility Plan for the City's Fire Department, it was determined that Station 1 should be rebuilt and moved to a more suitable parcel. The City has purchased property and built a new Fire Station #1 which opened in February 2018. With the re-location of Fire Station 1, the Subject Parcel will no longer be put to any municipal use by the City of Vancouver.
- Staff recommends that this Subject Parcel should be disposed of as surplus real property.
- Council approved method of disposition of the Subject Parcel as negotiation with abutting property owner (West Evergreen LLC) at its December 7, 2020 council meeting. This will allow the opportunity to achieve development within the downtown core
- The Subject site is currently zoned CX (City Center). This zoning district has been designed to provide for a concentrated mix of retail, office, civic and housing uses in downtown Vancouver. The site is generally level with excellent access and good exposure and is surrounded by mixed-uses, including residential, retail and office buildings as well as civic uses. It has been determined that the highest and best use of the Subject site is for commercial office use/development. The property was appraised in July 2020 for \$1,425,000 "as-is" value. After further review by the appraiser with consideration of asbestos remediation and roof repair, the assessed value has been reduced to **\$1,255,000**.