



3628 South 35th Street
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: August 10, 2016
To: William A. Gaines, Director/CEO
From: Linda McCrea, Water Superintendent *Linda McCrea*
Subject: Disposition of Real Property – Enumclaw Shops Property

Recommendation: Tacoma Water requests your approval to declare surplus and authorize the negotiated disposition of its “Enumclaw Shops Property” located at 560 SR 410 in Enumclaw, WA for \$325,000.

Background: The property was originally purchased in 1949 for use as employee housing and for operational support to the Green River Watershed, Pipeline 1, the Cumberland Tank, and other related assets. The house was converted to office use several years later and, in 1980, additional property was purchased and a second shop building was added. The 1.52 acre site is fenced and graveled for equipment and vehicle storage. Tacoma Water consolidated these operations between the McMillin Reservoir and the Green River Watershed approximately 3 years ago and, in 2014, determined that the property was no longer necessary for its operational needs.

The property is currently zoned ‘Public Use’ due to its use by a public entity. This has allowed the light industrial use by Tacoma Water. However this is a very specific zoning that does not accommodate most other light industrial or commercial uses. The City of Enumclaw’s comprehensive plan has the property designated as Single Family Residential, which is consistent with the adjacent properties but inconsistent with the public use zoning. When Tacoma Water began marketing the property, originally for lease and later for sale, the combination of zoning, land use, and unique improvements created difficulty in procuring a suitable tenant or buyer.

Recently, Tacoma Water accepted an offer from a private party, George and Mary Roach, for \$325,000 which is slightly over our appraised value of \$315,000. The offer is subject to Public Utility Board and City Council approval. Also, since the Roach’s intend to use the property as single family residential, it is subject to approval of a rezone.

Schedule: Upon approval from the Public Utility Board, Real Property Services will seek final approval for this transaction from Tacoma City Council. If approved, the transaction will be completed later this fall.

Thank you for your consideration of this request.