



3628 South 35th Street  
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: September 28, 2016  
To: William A. Gaines, Director/CEO  
From: Linda McCrea, Water Superintendent *Linda McCrea*  
Subject: Disposition of Real Property – Wapato Triangle Property

**Recommendation:** Tacoma Water requests your approval to declare surplus and authorize the negotiated disposition of its “Wapato Triangle” property located at the Southeast Corner of Tacoma Mall Boulevard and South 58<sup>th</sup> Street in Tacoma, WA for \$560,000.

**Background:** This property was purchased via condemnation in 1920 as a potential reservoir site. The original acquisition was approximately 80 acres. In the early 70’s, the property was declared surplus when Tacoma Water determined that it would not need to develop the site and, in the 1990’s the majority of property was sold to be preserved as an urban wildlife habitat, leaving a small remnant piece (approximately 0.70 acre) on the east side of Tacoma Mall Boulevard.

The remaining piece has remained undeveloped and is zoned commercial. It has been posted on the City’s surplus property website, and the appraised value is \$530,000. Tacoma Water has accepted an offer, subject to Tacoma Public Utility Board and City Council approval, from Heritage Bank for \$560,000.

**Schedule:** Upon approval from the Public Utility Board, Real Property Services will hold a public hearing and seek final approval for this transaction from the Tacoma City Council. If approved, the transaction will be completed by February, 2017

Thank you for your consideration of this request.