



# City of Seattle

Seattle Police Department

---

April 05, 2011

VIA CERTIFIED AND (FIRST CLASS MAIL OR PERSONAL SERVICE)

RE: Declaration of Chronic Nuisance Property  
Property located at 4200 South Othello Street, Seattle WA (The Citadel a.k.a The O Event Center)

Dear Mr. Steve Rauf:

You have been identified as the person in charge of the property listed above. Pursuant to the authority granted to me as Chief of Police under Seattle municipal Code (SMC) 10.009 I have declared the property located at 4200 Othello Street, Seattle, Washington (The Citadel) to be a Chronic Nuisance Property. This declaration was made based upon the following nuisance activities which have occurred on the property during a 60 day period:

(Please see Attachment A [page 2-4])

---

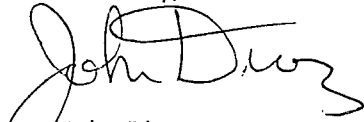
As the person in charge of a chronic nuisance property, you must respond within seven (7) days of service of this notice to discuss a course of action to correct the nuisance. If you fail to respond to this notice within seven (7) days or if you fail to voluntarily correct the nuisance to the satisfaction of the Chief of Police, the City may file action to abate your property as a chronic nuisance property pursuant to SMC 10.09.060 and/or take other action against the property or person in charge.

Failure to respond to this notice or failure to voluntarily abate the chronic nuisance to the satisfaction of the Chief of Police will subject you to a penalty of up to \$500.00 per day from the date of this notice. If the owner of a chronic nuisance property is not the person in charge of the property, the owner shall promptly take all reasonable steps requested in writing by the Chief of Police to assist in abatement of the nuisance property. An owner who fails to comply with the request will be subject to a penalty of up to \$25,000.00 (SMC 10.090.050).

You may respond to this notice by calling: The South Precinct Seattle Police Department (206) 386-1850.

Thank you for your attention to this matter.

Sincerely,



John Diaz  
Chief of Police

cc: Captain Mike Nolan  
South Precinct Commander



Seattle Police Department, 610 Fifth Avenue, PO Box 34986, Seattle, WA 98124-4986

An equal employment opportunity, affirmative action employer.

Accommodations for people with disabilities provided upon request. Call (206) 233-7203 at least two weeks in advance.



**ATTACHMENT**

**A**

**February 26, 2011 event called "Kandy Land 7" at "The O Event Center" 4200 South Othello Street Seattle, WA**

Seattle Police Department (SPD) Incident report #2011-67230

On 2/27/11, at the above location for the event, a patron of the event was in a drug induced state and violently swung his fist at the security guard but missed. The patron was arrested and transported to Harborview Medical Center (HMC) for treatment of the overdose of some drug.

SPD Incident report #2011-67213

On 2/27/11, at the above location for the event, another patron violently wrapped both arms around a security person's head and neck. The patron was also arrested and transported to Harborview Medical Center for treatment of the overdose of some drug.

**March 11, 2011 event called "Kiss My Bass" at "The Citadel" 4200 South Othello Street Seattle, WA**

SPD Incident report #2011-81638

On 3/11/11 at the above location for the event, three undercover buys of suspected Ecstasy drug was made inside the building of 4200 South Othello Street Seattle, WA (The Citadel aka the O Event Center). Ecstasy is methylenedioxymethamphetamine (MDMA); an illegal Schedule I drug. All suspected ecstasy purchased field tested positive for MDMA.

- 1) 1<sup>st</sup> purchase - Undercover SPD officer bought 2 pills of suspected ecstasy for \$10 from a mixed race female 5'7" 120 lbs.
- 2) 2<sup>nd</sup> purchase - Undercover SPD officer bought 2 capsules of suspected "molly" (more intense form of ecstasy or MDMA) for \$20 from a white male approximate age 16.
- 3) 3<sup>rd</sup> purchase - Undercover SPD officer bought 3 pills of suspected ecstasy or MDMA for \$20 from a white male approximate age 19.

**March 18, event called "Gettin'(sic) Lucky 5" at "The O Event Center" 4200 South Othello Street, Seattle WA**

SPD Incident report #2011-89534

On March 19, 2011, undercover officers made 4 buys of suspected ecstasy from 4 different individuals from inside the building of 4200 South Othello Street Seattle,



On March 18, 2011 SPD Officers observed 2 suspects of making physical contact with 10-15 individuals with multiple hand to hand transactions in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. One suspect said that an ecstasy dealer would be arriving shortly with 500 pills but that the dealer wouldn't sell in the parking lot but rather inside. The 2 individuals were arrested for Drug Traffic Loitering.

**SPD Incident report #2011-89129**

On March 18, 2011 Undercover SPD officers purchased ecstasy for \$20 from female suspect in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. Another female suspect was arrested for assisting the undercover officers in locating an ecstasy dealer for the undercover officers. The suspected ecstasy field tested positive for MDMA.

**March 26, 2011 Rave event at the Citadel or the O Event Center, 4200 South Othello Street Seattle, WA**

**SPD Incident report #2011-98243**

On March 26, 2011, SPD officers responded to nearby residence to contact the victim of a robbery. SPD contacted the victim who appeared to be disoriented and unsteady. The victim was a patron of the rave event at the Citadel, 4200 South Othello Street, Seattle, WA. He and his friends left the rave and were walking near the 7100 block of 42<sup>nd</sup> Ave South near the Chase bank. While near the bank, he was attacked and robbed by 3-5 black male suspects. The suspects took \$20 from him.

**SPD Incident report #2011-98257**

On March 26, 2011, a robbery of a patron of the Citadel occurred at the bus shelter adjacent to the Citadel Building at 4200 South Othello Street, just west of the building. Manager/Promoter of the rave event at the Citadel followed suspects to Safeway lot across the street and called 911. Suspects were apprehended and Manager/Promoter positively identified the suspects. After the arrest, one suspect made threatening statements caught on an in-car video, saying he was going to beat the white man (referring to the Manager/Promoter).

**SPD Incident report #2011-97422**

On March 26, 2011, at Martin Luther King Jr. Way and Othello near the Citadel at 4200 South Othello Street during the rave event, male victim was stabbed and kicked and another female victim was punched in her face by suspected gang members. Also note, the male victim was arrested for VUCSA in the previous week from the Rave event at the Citadel.

**SPD Incident report #2011-97399**



# City of Seattle

Seattle Police Department

WA (The Citadel aka the O Event Center). All suspected ecstasy purchased field tested positive for MDMA.

- 1) Undercover SPD officer purchased 2 "pink Buddha" ecstasy pills for \$20 from heavyset white male in his 20's 6 feet tall approximately.
- 2) Undercover SPD officer purchased 4 blue "206" pills for \$20 from a white male in a Mario Brother's hat.
- 3) Undercover SPD officer purchased 2 pills for \$20 from a thin white male in late teens wearing no shirt.
- 4) Undercover SPD officer purchased 2 pills from a male suspect.

#### SPD Incident report #2011-89290

On March 18, 2011, Undercover SPD officers bought ecstasy for \$20 in parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. The suspected ecstasy field tested positive for MDMA. The suspect was arrested.

#### SPD Incident report #2011-89264

On March 18, 2011, Undercover SPD officers bought ecstasy from female suspect in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. The suspected ecstasy field tested positive for MDMA. The suspect was arrested.

#### SPD Incident report #2011-89213

On March 18, 2011, Undercover SPD officers purchased ecstasy from male suspect in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. The suspected ecstasy field tested positive for MDMA. The suspect was arrested.

#### SPD Incident report #2011-89193

On March 18, 2011, Undercover SPD officers purchased ecstasy for \$10 from male suspect in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. The suspected ecstasy field tested positive for MDMA. The suspect was arrested.

#### SPD Incident report #2011-89159

On March 18, 2011 Undercover SPD officers purchased 3 pills of ecstasy for \$20 from male suspect in the parking lot of "the O Event Center", 4200 South Othello Street, Seattle, WA. The suspected ecstasy field tested positive for MDMA. The suspect was arrested.

#### SPD Incident report #2011-89149



# City of Seattle

Seattle Police Department

---

On March 26, 2011, the victim had been kicked out of the rave event at the Citadel at 4200 South Othello Street for not paying so he went to his car to get \$20. As he was returning, robbery suspects tried to sell stuff to victim and when the victim refused, the suspects took his money (\$20). The victim tried to get it back and was punched and hit with hands and belt. A friend of the victim saw the assault and robbery and defended his friend by getting a bat from his car and hitting the suspects with a bat. Victim stated that security witnessed the robbery incident and did nothing to assist him. SPD also noted no calls or updates from security were made regarding the incident.