SEATTLE CITY COUNCIL

Legislative Summary

CB 118559

Record No.: CB 118559
Version: 1
Type: Ordinance (Ord) 124917
Status: Passed
In Control: City Clerk
File Created: 11/03/2015
Final Action: 12/01/2015

Title: AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Licata

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Full Council	11/09/2015	referred	Budget Committee			
	Action Text:	The Council Bill (CB) was referred. to the Budget Committee					
	Notes:						
1	Budget Committee	11/16/2015	pass				Pass
	Action Text:	The Committee recommends that Full Council pass the Council Bill (CB).					

Notes:

In Favor: 7 Chair Licata, Member Bagshaw, Member Burgess, Member Godden, Member O'Brien, Member Rasmussen, Member Sawant

Opposed: 0

Absent(NV): 1 Okamoto

1 Full Council 11/23/2015 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:

Notes:

In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Okamoto, Councilmember Rasmussen, Councilmember Sawant

Opposed: 0

1 City Clerk 11/30/2015 submitted for Mayor's signature Mayor

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

Notes:

1 Mayor 12/01/2015 Signed

Action Text: The Council Bill (CB) was Signed.

Notes:

1 Mayor 12/01/2015 returned City Clerk

Action Text: The Council Bill (CB) was returned. to the City Clerk

Notes:

1 City Clerk 12/01/2015 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 124917

COUNCIL BILL 118559

AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

WHEREAS, by Resolution 31424, the City Council requested that the City Light Department ("City Light") conduct additional studies to consider and make recommendations for the appropriate disposition of City Light surplus properties, and adopted improved procedures for such studies; and

WHEREAS, City Light has conducted a study of nine of its former substation surplus properties, six in West Seattle, one in the City of SeaTac, one in the City of Burien, and one in the Rainier Valley (the "Study Properties"), and as part of this study notice of availability of the Study Properties was circulated to other City departments and other public jurisdictions offering them the first opportunity to acquire these properties for public use; and

WHEREAS, City Light consulted with the Department of Neighborhoods (DON) and three DON Neighborhood District Councils to obtain advice on community outreach, and

offered to meet with individual neighborhood groups expressing interest in the Study Properties; and

WHEREAS, City Light has attended community meetings in West Seattle, the Delridge and Highland Park neighborhoods, and the Rainier Valley to discuss the Study Properties, has mailed notices to nearby owners and residents, has posted notices advising citizens of the meetings and inviting public comment on the Study Properties, and has provided information and solicited comments through the City Light website, all in accordance with the procedures set forth in Resolution 31424; and

WHEREAS, representatives of the Seattle Department of Parks and Recreation attended community meetings to discuss park use, and representatives of the Department of Planning and Development attended meetings to answer questions about development under current zoning; and

WHEREAS, in those instances in which public comments obtained through community meetings suggested that any of the Study Properties should be used for a non-utility City purpose, the City department responsible for such purpose was requested to reconsider its earlier determination, and in each such instance the reviewing City department determined that the property was not appropriate for the suggested purpose; and

WHEREAS, one of the Study Properties, the former Wabash Substation, has been transferred to Seattle Public Utilities by Ordinance No. 124697 for water, drainage and other utility purposes; and

WHEREAS, King County has expressed interest in acquiring the former White Center Substation property, and The City of Burien has expressed interest in purchasing the former Ambaum Substation property, both for public purposes; and

WHEREAS, members of the community have expressed interest in acquiring some or all of the Study Properties for preservation as open space and, although none of these properties meet City criteria for park acquisitions, City Light recommends that community-based non-profit organizations be given an opportunity to acquire for fair market value the former Fauntleroy and Delridge Substations for public open space; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the steps taken by the City Light Department pursuant to Resolution 31424, as documented in the report by Seattle City Light on the Southwest Seattle Surplus Property Disposition Study, Clerk File 319458, to evaluate and determine the appropriate disposition for the following described properties in King County, Washington:

(i) Former Ambaum Substation; 1006 SW 144th Street; Burien, WA 98166

Lot 10, Block 14, Linde and Hill Park No. 3, according to the plat thereof recorded in Volume 45 of Plats, Page 60, records of King County, Washington, less the Northerly 45 feet of said Lot 10, together with all covenants, conditions, and restrictions of record. (KC Tax Parcel No. 433140-0050; SCL PM No. 230418-3-301)

The current estimated fair market value for the Former Ambaum Substation property, based on the most recent appraisal, is $79,000.

(ii) Former Andover Substation; 2100 SW Andover Street; Seattle, WA 98106

The East 60 feet of Lots 25 and 26, and all of Lots 27 and 28, Block 3, Gottstein's First Addition to West Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page 68, records of King County, Washington.
(KC Tax Parcel No. 284870-0515; SCL PM No. 240313-1-301)

The current estimated fair market value for the Former Andover Substation property, based on the most recent appraisal, is $350,000.

(iii) Former Dakota Substation; 4918 SW Dakota Street; Seattle, WA 98116

Lots 21, 22, 23, and 24, Block 6, Wardall Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 17 of Plats, Page 57, records of King County, Washington; except the North 11 feet of said Lot 21.
(KC Tax Parcel No. 916110-0711; SCL PM No. 240314-3-302)

The current estimated fair market value for the Former Dakota Substation property, based on the most recent appraisal, is $530,000.

(iv) Former Delridge Substation; 5601 23rd Avenue SW; Seattle, WA 98106

Lot 1, Block 12, Homecroft Addition to the City of Seattle, according to the plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington.
(KC Tax Parcel No. 343850-0360; SCL PM No. 240324-4-301)

The current estimated fair market value for the Former Delridge Substation property, based on the most recent appraisal, is $80,000.

(v) Former Dumar Substation; 1605 SW Holden Street; Seattle, WA 98106

Lots 1 and 2, Block 9, Dumar Division No 2, according to the plat thereof recorded in Volume 23 of Plats, Page 9, records of King County, Washington;
Except that portion thereof described in Ordinance 104519 as follows:
Beginning at the Southeast corner of said Lot 2; thence North 00°17'11" East along the East line of said Lots 80.01 feet to the Northeast corner of said Lot 1; thence North 89°49'58" West along the North line of said Lot 1 a distance of 28.02 feet to a point of curve; thence Southeasterly along a curve to the right, having a radius of 14 feet, an arc distance of 21.46 feet to a point of tangency; thence South 02°00'21" East 66.58 feet to the South line of said Lot 2; thence South 89°49'56" East along said South line 11.34 feet to the beginning; together with all covenants conditions and restrictions of record.
(KC Tax Parcel No. 211320-0005; SCL PM No. 240325-4-301)

The current estimated fair market value for the Former Dumar Substation property, based on the most recent appraisal, is $180,000.

(vi) Former Fauntleroy Substation; 4520 SW Brace Point Drive; Seattle, WA 98136

That portion of Lot 8, Block 12, Fauntleroy, according to the plat thereof recorded in Volume 20 of Plats, Page 63, in King County, Washington, lying Northwesterly of a line parallel with and 65 feet Southeasterly from (measured at right angles) the Northwesterly line of said Block 12.
(KC Tax Parcel No. 248720-1146; SCL PM No. 240335-3-301)

The current estimated fair market value for the Former Fauntleroy Substation property, based on the most recent appraisal, is $245,000.

(vii) Former Glendale Substation; 2423 S 132nd Street; SeaTac, WA 98168

Parcel A:
Per Statutory Warranty Deed, King County Recording Number 4839772
The East 50 feet of the North 151 feet of that portion of the Southwest quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:
Beginning at a point 30 feet East and 1,015 feet North of the center of said Section 16, and running thence North 302.2 feet; thence East 253 feet; thence South 302.2 feet; thence West 253 feet to the point of beginning.
(Being known as the East 50 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden Tracts, according to the unrecorded plat thereof.)

Parcel B:
Per Statutory Warranty Deed, King County Recording Number 4869966
The West 10 feet of the East 60 feet of the North 151 feet of that portion of the Southwest quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:
Beginning as point 30 feet East and 1,015 feet North of the center of said Section 16, and running thence North 302.2 feet; thence East 253 feet; thence south 302.2 feet; thence West 253 feet to the point of beginning.
(Being known as the West 10 feet of the East 60 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden Tracts, according to the unrecorded plat thereof.)
(KC Tax Parcel No. 608240-0093; SCL PM No. 230416-1-301)

The current estimated fair market value for the Former Glendale Substation property, based on the most recent appraisal, is $170,000.

(viii) Former White Center Substation; 8820 9th Avenue SW; Seattle, WA 98106

That portion of Section 31, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the North and South center line and 270 feet South of the center of said Section 31; thence West parallel to the East and West center line of said Section 31, a distance of 285 feet to the East margin of 9th Avenue SW, produced south; thence South along said East margin of 9th Avenue SW produced south, a distance of 120 feet; thence East parallel to the East and West center line of said Section 31, a distance of 285 feet to the North and South center line of said Section 31; thence North along the North and South center line of said Section 31, a distance of 120 feet to the point of beginning;
Except the South 65 feet thereof;
Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;
Except the East 30 feet thereof for 8th Avenue SW;
And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887.

(Also known as Lots 7 and 24 and the North 15 feet of Lots 8 and 23, Block 101, Sherman's Highland Park, according to the unrecorded plat thereof;
Together with the alley adjoining;
Except the South 65 feet thereof;
Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;
Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;
Except the East 30 feet thereof for 8th Avenue SW;
And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887).
(KC Tax Parcel No. 775050-0001; SCL PM No. 240431-3-301)

The current estimated fair market value for the Former White Center Substation property, based on the most recent appraisal, is $355,000.

Section 2. Pursuant to RCW 35.94.040 and after public hearing the Former Ambaum, Andover, Delridge, Fauntleroy, Glendale, and White Center Substation properties described in

Section 1 are declared to be surplus to the City's needs and no longer required for providing continued public utility service or other municipal purpose.

Section 3. Pursuant to RCW 35.94.040 and after public hearing the Former Dakota and Dumar Substation properties described in Section 1 shall be declared surplus to the City's needs and no longer required for providing continued public utility service or other municipal purpose two years from the effective date of this ordinance.

Section 4. The General Manager and Chief Executive Officer of Seattle City Light (the "CEO") or the CEO's designee is authorized to offer the Former White Center Substation property, as described in Section 1, for sale to King County for the appraised value of the property. If King County is unable or elects not to purchase the property, then the CEO or CEO's designee is authorized to sell the property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 5. The CEO or CEO's designee is authorized to offer the Former Ambaum Substation property, as described in Section 1, for sale to the City of Burien for the appraised value of the property. If the City of Burien is unable or elects not to purchase the property, then the CEO or the CEO's designee is authorized to sell the property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 6. The CEO or CEO's designee is authorized to offer the Former Andover and Glendale Substation properties, as described in Section 1, for sale for fair market value by

negotiated sale or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 7. The CEO or the CEO's designee is authorized to offer the Former Delridge and Fauntleroy Substation properties, as described in Section 1, for sale to a community-based non-profit organization, for preservation as public open space in perpetuity, for the appraised value of the properties. If no community-based non-profit organization is able to purchase either of these properties within one year of the effective date of this ordinance, then the CEO or the CEO's designee is authorized to sell such property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the properties.

Section 8. Two years from the effective date of this ordinance, the CEO or the CEO's designee is authorized to offer the Former Dakota and Dumar Substation properties, as described in Section 1, for sale for fair market value by negotiated sale or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 9. The CEO or the CEO's designee is authorized to negotiate purchase and sale agreements and execute all necessary and desirable documents to accomplish the sale and transfer the properties described in Section 1 to the selected purchasers.

Section 10. Proceeds from the sales authorized by this ordinance shall be deposited in the City Light Fund (41000).

Section 11. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of Nov., 2015, and signed by me in open session in authentication of its passage this 23rd day of Nov., 2015.

President _____ of the City Council

Approved by me this 1st day of December, 2015.

Edward B. Murray, Mayor

Filed by me this 1 day of December, 2015.

Monica Martinez Simmons, City Clerk

(Seal)