

Surplus Properties

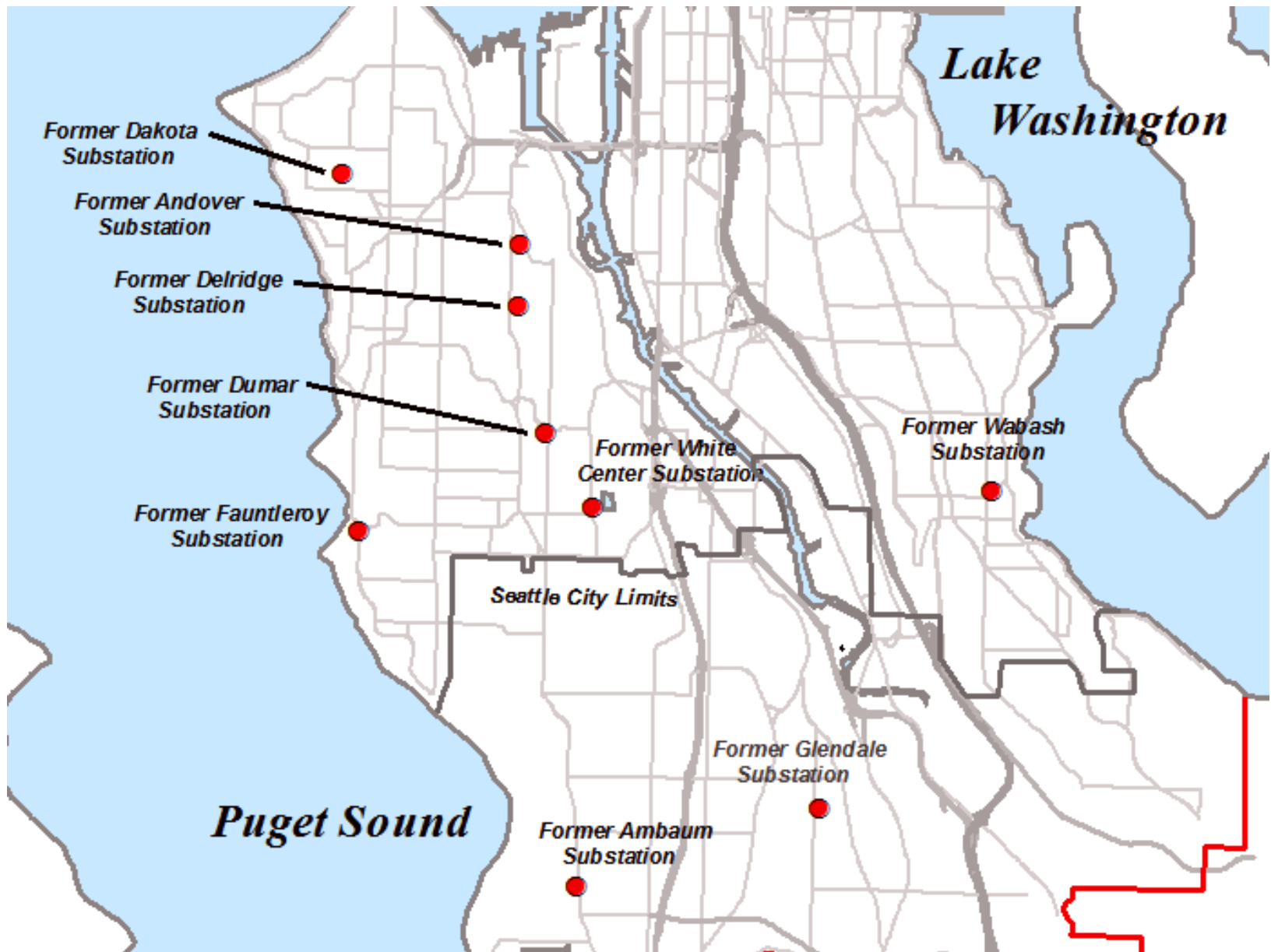
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Current Surplus Property Disposition Study

- 9 former substation properties, 6 in West Seattle, 1 in the Rainier Valley, 1 in Burien and 1 in Seatac
- SCL is following the Council approved process
- First offered to other City Departments, then other public agencies
- Worked with DON to identify appropriate Community Councils and other interested groups
- 7 public meetings and 2 public hearings
- Mailings to nearby owners and tenants
- Signs on each property



Former Substations in the Surplus Property Disposition Study

Test for Contamination

- Tested sites for potential contaminants
- 4 of the 6 West Seattle sites are highly contaminated with pesticides (DDT and /or Dieldrin) -- Dumar (now clean), Andover, Dakota, and Fauntleroy
- White Center had only minor contamination (now clean), Delridge, although testing not complete, appears to have only minor contamination



 **Seattle City Light**





 **Seattle City Light**



MTCA Cleanup Levels

- Are health based
- Concentrations of a hazardous substance that exceed the cleanup level are presumed to present a threat to human health and the environment
- These sites need to be cleaned up

SURPLUS PROPERTIES

Dangers of DDT

- Probable Human Carcinogen
- Bioaccumulative
- Embryotoxic, fetotoxic, possibly developmental neurotoxicity
- Affects the Nervous system at high doses & causes paralysis, tremor, and convulsions
- Same dangers to wildlife
ex: egg shell thinning and other health issues

Dangers of Dieldrin

- Possible Human Carcinogen
- Bioaccumulative
- Easily absorbed through skin
- Convulsant
- Genotoxic & substantial developmental neurotoxicity
- Same dangers to wildlife

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Background on Disposition Process

- In 2009, the City Council Energy and Technology Committee recommended the sale of surplus properties to raise revenue to help keep rates low
- In 2011, Resolution 31317 requested City Light conduct a Surplus Property Disposition Pilot Project to test improved means for community outreach
- Following the successful Pilot Project, Resolution 31424 requested that City Light use the same procedures for future studies

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Improvements in the Disposition Procedures

- Properties are grouped together geographically
- Meetings and public hearings are held in nearby neighborhoods during evening hours
- Parks and DPD attend meetings to answer community questions

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Prior Review by other City Departments, other Public Agencies

- Former Wabash Substation – SPU
- Former White Center Substation – King County Wastewater Treatment
- Parks determined that none of the properties were appropriate for parks

Community Outreach:

- Meetings with DON and Three District Councils
- Mailings to nearby owners and tenants, signs on each property
- Community meetings in each district
- Meetings with individual community groups on request
- Two formal public hearings
- Total of nine public meetings
- Additional meetings with concerned individuals

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Constraints on Disposition of Utility Properties

- City Light cannot use its properties for non-utility purposes such as parks or community gardens.
- City Light must receive true and full value when properties are sold or transferred to other City departments.
- Parks explained that none of the properties were in areas called out in gap analysis for new parks and/or they did not meet minimum size criteria.

Community Comments Varied

- Some concerned that high density development might be allowed
- Some want parks or open green space
- Some want property rezoned from residential for small commercial center
- Some want residential development, not a park

SURPLUS PROPERTIES

Next Steps

- Request city departments consider proposals for other public uses suggested in the outreach process
- Review all comments received
- Submit report to City Council summarizing outreach and comments
- Provide recommendations on disposition along with authorizing legislation
- Possible options