

Ordinance No. 124560

Council Bill No. 118169

AN ORDINANCE relating to Seattle Public Utilities; declaring the real property at 5560 South Holly Street surplus to the City's needs and authorizing the Director of Seattle Public Utilities to sell the property through an open competitive process.

CF No. \_\_\_\_\_

Date Introduced: <u>8/4/14</u>	
Date 1st Referred:	To: (committee) <u>Seattle Public Utilities and Neighborhoods</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>9/2/14</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>9/3/14</u>	Date Approved: <u>9/5/14</u>
Date Returned to City Clerk: <u>9/5/14</u>	Date Published: T.O. <input checked="" type="checkbox"/> F.T. _____
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: *g. Bagshaw*  
Councilmember

## Committee Action:

8/12/14 pass 1-0-1 (SB-0-KS)

9/2/14 passed 9-0  
Full Council Action

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_  
(initial/date)

*Law Department*

Law Dept. Review      OMP Review      City Clerk Review      Electronic Copy Loaded      Indexed

**CITY OF SEATTLE**  
**ORDINANCE** 124560  
**COUNCIL BILL** 118169

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6 AN ORDINANCE relating to Seattle Public Utilities; declaring the real property at 5560 South  
7 Holly Street surplus to the City's needs and authorizing the Director of Seattle Public  
8 Utilities to sell the property through an open competitive process.

9 WHEREAS, Seattle Public Utilities purchased 5560 South Holly Street pursuant to Ordinance  
10 123882 as a site for an underground storage tank; and

11 WHEREAS, the need for an underground storage tank at 5560 South Holly Street was eliminated  
12 by subsequent analysis; and

13 WHEREAS, the City by Resolution 30862 adopted amended procedures for evaluating the reuse  
14 and disposal of the City's real property (Procedures) and established a uniform evaluation  
15 process for the reuse or disposal of real property the City owns in fee simple; and

16 WHEREAS, the parcel at 5560 South Holly Street is excess to Seattle Public Utilities' needs;  
17 and

18 WHEREAS, no other City department or other governmental agency proposed a public use for  
19 this property; and

20 WHEREAS, the Department of Finance and Administrative Services recommends in its Final  
21 Report and Recommendation that the property be offered for sale through an open  
22 competitive process, and the Real Estate Oversight Committee concurs with that  
23 recommendation; NOW, THEREFORE,

24 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

25 Section 1. Pursuant to provisions of RCW 35.94.040 and after a public hearing, the real  
26 property in King County, Washington, known as 5560 South Holly Street legally described in  
27 Attachment 1 attached hereto is hereby found and declared to be surplus to the City's needs and  
28 no longer required for providing public utility service.



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Section 2. As requested by the Director of Seattle Public Utilities and recommended by the Department of Finance and Administrative Services in the 2014 Final Preliminary Recommendation Report On Reuse and Disposal of the Seattle Public Utilities House at 5560 South Holly Street, said Director is authorized to offer said surplus property described in Attachment 1 for sale by open competitive process and to accept the best offer for the purchase of said property; and to execute, deliver and record, for and on behalf of the City of Seattle, Seattle Public Utilities, all agreements and documents necessary for such conveyance to the purchaser. In August 2011, an independent appraisal of the property found the fair market value to be Four Hundred and Five Thousand Dollars (\$405,000).

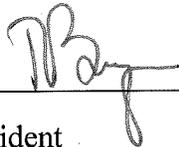


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Section 3. Proceeds from the sale authorized herein shall be deposited into Seattle Public Utilities' Drainage and Wastewater Fund – 44010.

Section 4. 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.

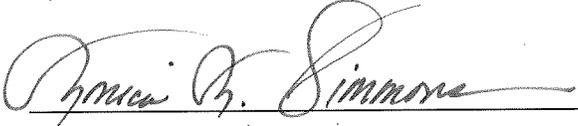
Passed by the City Council the 2nd day of September, 2014, and signed by me in open session in authentication of its passage this 2nd day of September, 2014.

  
\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this 5th day of September, 2014.

  
\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this 5th day of September, 2014.

  
\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachment 1: Legal Description of Property



Debbie Harris  
SPU 5560 S Holly ORD ATT 1  
June 26, 2014  
Version #1

Attachment 1

Legal Description of Property

The east 92 feet of the south 70 feet of Lot 5, Block 13, Brighton Beach Addition, according to the plat thereof recorded in Volume 6 of Plats, Page, 98, in King County, Washington.



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle Public Utilities	Debbie Harris/ 3-9050	Aaron Blumenthal/ 3-2656

**Legislation Title:**

AN ORDINANCE relating to Seattle Public Utilities; declaring the real property at 5560 South Holly Street surplus to the City's needs and authorizing the Director of Seattle Public Utilities to sell the property through an open competitive process.

**Summary of the Legislation:**

The ordinance would authorize the Director of Seattle Public Utilities to sell surplus residential property at 5560 South Holly Street in the Martha Washington Park Neighborhood.

**Background:**

The Council in 2012 approved Ordinance 123882, which authorized SPU to purchase property at 5560 South Holly Street for an underground 200,000-gallon storage tank to reduce combined sewer overflows.

SPU's Combined Sewer Overflow (CSO) Program seeks to meet state and federal requirements to reduce the size and number of sewer overflows into receiving water bodies. SPU anticipated building the underground storage tank to reduce CSO events into Lake Washington and bring CSO Basin 45 into compliance with state and federal permit requirements.

Subsequent analysis determined CSO control could be achieved by simplifying the project from a 200,000 gallon storage tank to a smaller, 16,000 gallon storage pipe and by making other system modifications. This eliminated the need for the storage facility at 5560 South Holly Street. SPU completed the Final Environmental Impact Statement Addendum process in October 2013 that documents the environmental analysis associated with this change.

The property at 5560 South Holly Street is now excess to SPU's needs. SPU and the Department of Finance and Administrative Services recommend the property be sold through an open competitive process. The Real Estate Oversight Committee concurs with the recommendation.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.



**Anticipated Revenue/Reimbursement Resulting from this Legislation:**

<b>Fund Name and Number</b>	<b>Department</b>	<b>Revenue Source</b>	<b>2014 Revenue</b>	<b>2015 Revenue</b>
DWF 44010	SPU	Property Sale	\$430k to \$480K	\$0
<b>TOTAL</b>				

Revenue/Reimbursement Notes:

SPU purchased the property in late 2012 for \$445,000 with funds coming from the Drainage and Wastewater Fund for the Henderson North CSO reduction project. Its current assessed value is \$445,000. The revenue from the sale of the property will be returned to the same fund.

**Other Implications:**

a) **Does the legislation have indirect financial implications, or long-term implications?**  
There are no indirect financial implications or long-term implications.

b) **What is the financial cost of not implementing the legislation?**  
Retaining the property would require on-going maintenance (mainly yard maintenance) and upkeep costs as long as the City holds the property and it is left vacant. There is also the potential for vandalism and other nuisance activities to occur at the property because it is a vacant house.

c) **Does this legislation affect any departments besides the originating department?**  
No.

d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**  
There are no alternatives that could achieve similar objectives.

e) **Is a public hearing required for this legislation?**  
Yes. A public hearing will be held in conjunction with the Council Committee meeting.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No

g) **Does this legislation affect a piece of property?**  
Yes.

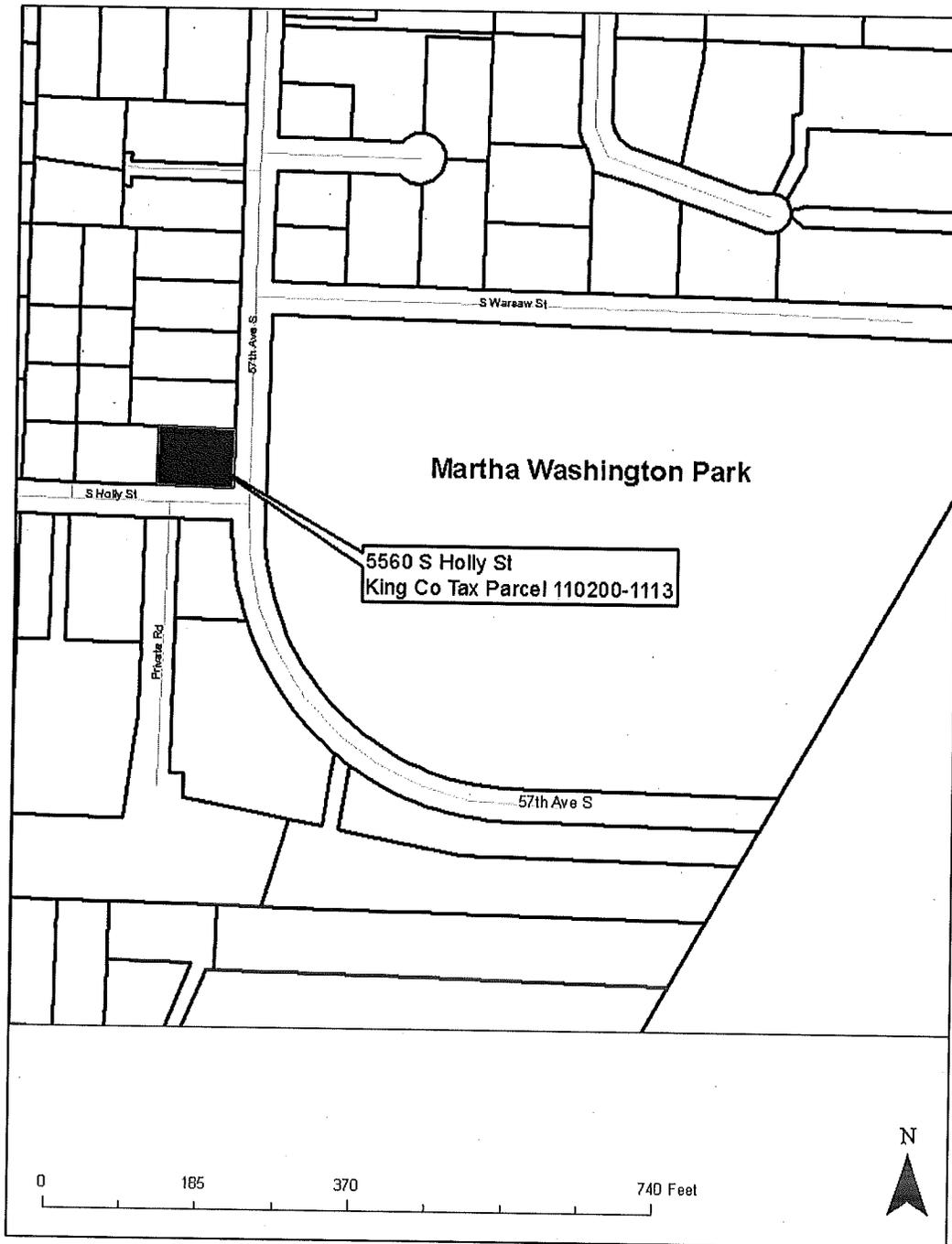
h) **Other Issues:**

**List attachments to the fiscal note below:**

Exhibit A: Map



Exhibit A  
Map



This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation





**City of Seattle**  
**Edward B. Murray**  
**Mayor**

July 22, 2014

Honorable Tim Burgess  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that would declare a residential property in the Martha Washington Park Neighborhood surplus to the City's needs and authorize its sale by Seattle Public Utilities.

The Seward Park Combined Sewer Overflow Reduction Project has components within Seward Park and in the 57<sup>th</sup> Avenue South right-of-way next to Martha Washington Park. In the early stages of design, the project assumed storage volumes that could not be accommodated within the right-of-way. The two locations SPU looked at for storage tanks were Martha Washington Park and on private property. A willing private seller came forward with a property for use by the project and SPU purchased the parcel. As the design progressed, value engineering identified \$10 million in savings by reducing the storage required near Martha Washington Park and increasing it at Seward Park. This modification permitted the project's storage needs to be met entirely within the City's right-of-way. As the cost savings was confirmed the project team decided the property was no longer required by the project and could be surplus.

Approving this legislation will help SPU realize cost savings that will benefit its ratepayers. If you have questions, please contact Debbie Harris, Capital Program Manager, at 733-9050.

Sincerely,

Edward B. Murray  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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315798

No.

CITY OF SEATTLE, CLERKS OFFICE

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124549-565 TITLE ONLY

was published on

09/26/14

The amount of the fee charged for the foregoing publication is the sum of \$269.10 which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

09/26/2014

Notary public for the State of Washington,  
residing in Seattle

## City of Seattle

The full text of the following legislation, passed by the City Council on September 2, 2014, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

### ORDINANCE NO. 124549

AN ORDINANCE relating to the 23rd Avenue Corridor Improvements project; transferring jurisdiction of a portion of Lot 1, Block 2, Sander-Boman Real Estate Co.'s 1st Addition to the City of Seattle, from the Department of Parks and Recreation to the Department of Transportation; laying-off, opening, widening, extending, establishing, and designating the property for street purposes; superseding requirements of Ordinance 118477; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124550

AN ORDINANCE relating to historic preservation, imposing controls upon the Metropolitan Printing Press Company Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

### ORDINANCE NO. 124551

AN ORDINANCE relating to historic preservation, imposing controls upon the RKO Distributing Company Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

### ORDINANCE NO. 124552

AN ORDINANCE relating to land use and zoning, extending a deadline for compliance with locational restrictions in Section 23.42.058 on the production, processing, selling, or delivery of marijuana; and repealing Section 7 of Ordinance 124326.

### ORDINANCE NO. 124553

AN ORDINANCE relating to a pedestrian tunnel under and across East Thomas Street, east of 15th Avenue East; amending Ordinance 122597; updating the insurance and bond requirements; amending the annual fee and other terms and conditions of the permit; renewing the term of the permit to Group Health Cooperative, formerly known as Group Health Cooperative of Puget Sound; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124554

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the property located at 3205 13th Avenue West, commonly known as former Fire Station 20, surplus to the City's needs and authorizing the Director of the Department of Finance and Administrative Services to sell the site and building through an open competitive process.

### ORDINANCE NO. 124555

AN ORDINANCE relating to the State Route 520 Project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a statutory warranty deed for a portion of Lot 1, Block 1, Glenwilde Addition to the City of Seattle, from Michael Leigh, a single person; placing the real property conveyed by such deed under the jurisdiction of the Department of Transportation and designating the property for street purposes; and ratifying and confirming certain prior acts.

## State of Washington, King County

### ORDINANCE NO. 124556

AN ORDINANCE authorizing, in 2014, acceptance of funding from non-City sources; authorizing the heads of the Executive Department, Department of Planning and Development, Department of Parks and Recreation, Seattle Police Department and the Seattle Department of Transportation to accept specified grants and private funding and to execute, deliver, and perform corresponding agreements; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124557

AN ORDINANCE relating to the 2014 Budget; amending Ordinance 124349, which adopted the 2014 Budget, including the 2014-2019 Capital Improvement Program (CIP); changing appropriations to various departments and budget control levels, and from various funds in the Budget; adding new projects; revising project allocations for certain projects in the 2014-2019 CIP; creating positions; creating exempt positions; modifying positions; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

### ORDINANCE NO. 124558

AN ORDINANCE relating to enforcement and timely payment of parking infractions; providing authority to provide notice through use of a vehicle notification sticker that a vehicle may be immobilized; correcting a conflicting provision with regard to the time to request administrative review; providing that any person who unlawfully removes an immobilization device and is immobilized a second time is not eligible for a payment plan; and amending Seattle Municipal Code Sections 11.35.010 and 11.35.020.

### ORDINANCE NO. 124559

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the property located at 620 South Main Street as surplus to the City's needs; and authorizing the Director of Finance and Administrative Services to negotiate and execute all documents for the sale and transfer of the property to the Interim Community Development Authority.

### ORDINANCE NO. 124560

AN ORDINANCE relating to Seattle Public Utilities; declaring the real property at 5560 South Holly Street surplus to the City's needs and authorizing the Director of Seattle Public Utilities to sell the property through an open competitive process.

### ORDINANCE NO. 124561

AN ORDINANCE relating to Seattle Public Utilities; declaring certain real property rights relating to sewer facility easements within the campus of the University of Washington as being surplus to City utility needs; authorizing the Director of Seattle Public Utilities to relinquish such easement rights and accept a new easement grant from the University of Washington for a City-owned sanitary sewer facility; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124562

AN ORDINANCE relating to the City Light Department, declaring the former Greenlake, Beverly, and Boulevard Park 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 said properties through brokered sales to be managed by the Department of Finance and Administrative Services; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales.

### ORDINANCE NO. 124563

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

### ORDINANCE NO. 124564

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

### ORDINANCE NO. 124565

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, September 26, 2014.  
9/26(315798)