

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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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:

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

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.

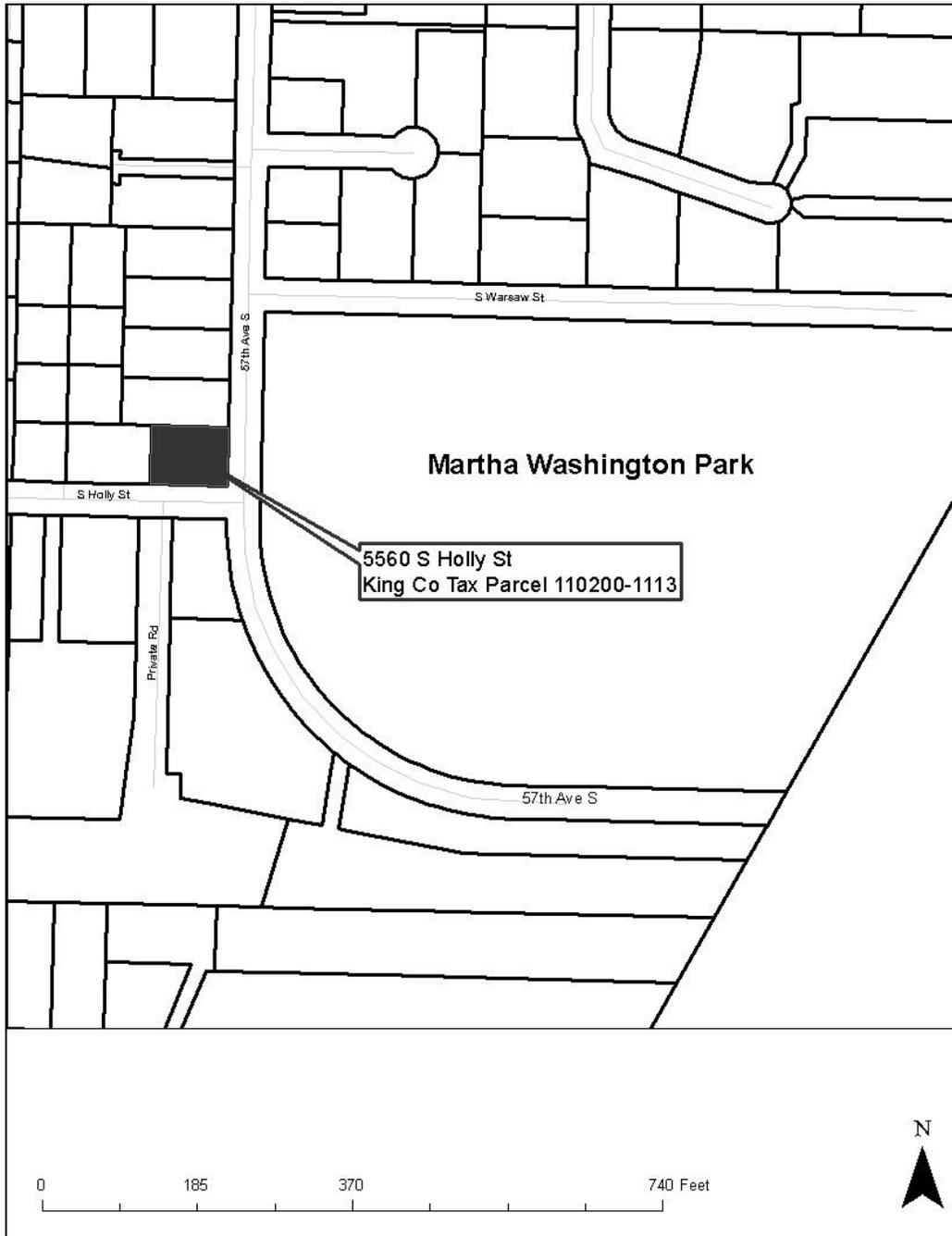
Other Implications:

- 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