

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Seattle Department of Transportation	Angela Steel/684-5967	Aaron Blumenthal/233-2656

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE granting Eco District LLC permission to construct, maintain, and operate below-grade utility lines for a site specific heat conveyance system under and along Virginia Street between 5th Avenue and 6th Avenue, and under and across 6th Avenue between Virginia Street and Lenora Street; for a ten-year term, renewable for two successive ten-year terms; specifying the conditions under which this permit is granted and providing for the acceptance of the permit and conditions.

Summary and background of the Legislation:

This legislation grants Eco District LLC (“Eco District”) permission to construct, maintain, and operate below-grade utilities including utility lines for a site specific heat conveyance system, including facilities for conveying non-potable water and communications, under and along Virginia Street between 5th Avenue and 6th Avenue, and under and across 6th Avenue between Virginia Street and Lenora Street, for new Acorn Development LLC (“Acorn”) buildings. An area map is attached for reference.

The utility lines will be used for utilities that include a site specific heat conveyance system that will capture heat energy from the Westin Building Exchange at 2001 6th Avenue and will transfer that heat energy as a heating and cooling source exclusively for the Acorn buildings.

This permit is for a ten-year term, renewable for two successive ten-year terms. The legislation has an insurance provision as recommended by the City’s Risk Manager, specifies the conditions under which authorization is granted, and provides for acceptance of the permit and conditions. The ordinance requires Acorn to pay the City an annual fee of \$12,247.20 commencing on the effective date of this ordinance. Adjustments to the annual fee may be made every year and if so made shall be calculated in accordance with a term permit fee schedule adopted by the City Council by Ordinance 123485. An Annual Fee Assessment Summary is attached for reference.

The Seattle City Council conceptually approved utility tunnels containing the site specific, below-grade heat conveyance system for the Acorn building(s) under Resolution No. 31544. Although the Resolution refers to utility tunnels, only utility lines will be installed in the right of way.

Amy Gray/Angela Steel
 SDOT Eco District LLC SUM
 January 28, 2015
 Version #2a

2. CAPITAL IMPROVEMENT PROGRAM

This legislation creates, funds, or amends a CIP Project.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Cost:

3. SUMMARY OF FINANCIAL IMPLICATIONS

Please check one:

This legislation has direct financial implications. (If the legislation has direct fiscal impacts)

This legislation does not have direct financial implications.

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2015	2016	2015	2016
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2015	2016	2015	2016
			\$12,247.20	TBD
Positions affected:	No. of Positions		Total FTE Change	
	2015	2016	2015	2016
Other departments affected:				

3.a. Appropriations

This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/##*	2015 Appropriation Change	2016 Estimated Appropriation Change
TOTAL				

Appropriations Notes:

3.b. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
Transportation Operating Fund 10310	Seattle Department of Transportation	Annual Fee	\$12,247.20	TBD
TOTAL				

Revenue/Reimbursement Notes: The 2016 fee will be based on 2016 King County assessed land values.

3.c. Positions

_____ This legislation adds, changes, or deletes positions.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2015 Positions	2015 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

* List each position separately

Position Notes:

4. OTHER IMPLICATIONS

a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**

No.

b) **Is there financial cost or other impacts of not implementing the legislation?**

If the legislation is not enacted by the City Council, the City of Seattle will not receive the annual fee of \$12,247.20. As previously stated, the City of Seattle has the option to adjust the fee amount on an annual basis.

c) **Does this legislation affect any departments besides the originating department?**

No.

d) **Is a public hearing required for this legislation?**

No.

- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

- f) **Does this legislation affect a piece of property?**

Yes, Westin Building Exchange at 2001 6th Avenue and the abutting Acorn Buildings, which properties are legally described in Section 1 of the Council Bill.

- g) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

There are no perceived implications for the principles of the Race and Social Justice Initiative. This legislation does not impact vulnerable or historically disadvantaged communities.

- h) **If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

N/A

- i) **Other Issues:** N/A

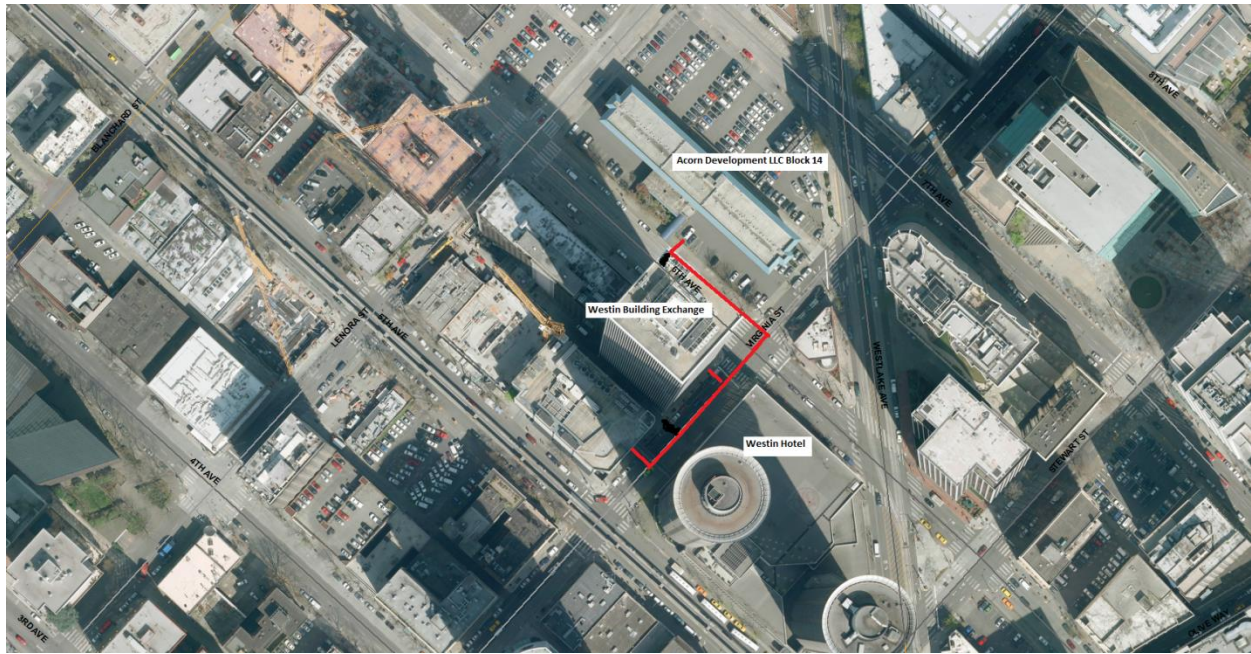
List attachments below:

Attachment A - Eco District LLC Area Map

Attachment B - Annual Fee Assessment Summary

Amy Gray
SDOT Eco District LLC SUM ATT A
January 9, 2015
Version #1

Attachment A – Eco District LLC Area Map



Map is for informational purposes only and is not intended to modify or supplement the legal description(s) in the Ordinance.

Attachment B - Annual Fee Assessment Summary

Date: 1/9/15

<p style="text-align: center;"><u>Summary:</u> Land Value: \$700/SF 2015 Permit Fee: \$12,247.20</p>

I. Property Description:

Below-grade utility lines for a specific heat conveyance system and other utilities under and along Virginia Street between 5th Avenue and 6th Avenue, and under and across 6th Avenue between Virginia Street and Lenora Street. The area is **729 square feet**.

Applicant:

Eco District LLC

Abutting Parcels, Property Size, Assessed Value:

1. Parcel 0659000950; Lot size: 12,960 square feet
Tax year 2015 Appraised Land Value \$9,072,000
2. Parcel 0660000890; Lot size: 19,440 square feet
Tax year 2015 Appraised Land Value \$13,608,000
3. Parcel 0660000475; Lot size: 71,888 square feet
Tax year 2015 Appraised Land Value \$50,180,900
4. Parcel 0660000775; Lot size: 38,880 square feet
Tax year 2015 Appraised Land Value \$27,216,000

Average Tax Assessed Land Value: \$700/SF

II. Annual Fee Assessment:

The 2015 permit fee is calculated as follows:

$(\$700/\text{SF}) \times (729 \text{ SF}) \times (30\%) \times (8\%) = \boxed{\$8,305.25}$ where 30% is the degree of alienation for a below-grade utility line and 8% is the annual rate of return.

Fee methodology authorized under Ordinance 123485, as amended by Ordinances 123585, 123907, and 124532.