

Pre Carpenter
 SPU Kenmore Res SUM
 August 7, 2015
 Version #2

Form revised: December 5, 2014

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Seattle Public Utilities	Pre Carpenter/6-9754	Aaron Blumenthal/3-2656

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the water system of Seattle Public Utilities; declaring real property in the City of Lake Forest Park known as the Kenmore Reservoir Site to be surplus to the City of Seattle’s needs and authorizing the Director of Seattle Public Utilities to sell the property through an open competitive process.

Summary and background of the Legislation:

The ordinance would authorize the Director of Seattle Public Utilities (SPU) to sell surplus property in the City of Lake Forest Park through an open and competitive process.

The City of Seattle’s Lake Forest Park Reservoir was completed by 1963. In 1969 and 1972, the City of Seattle, acting through the Seattle Water Department (SWD), purchased an additional 5.5 acres in the City of Lake Forest Park to be used for an additional water reservoir site. By 1979 the Department decided not to build a water reservoir on this property and it continues to be undeveloped. In 2007 SPU decided the property was excess to SPU’s needs. During 2008-2013 the City of Lake Forest Park considered buying the site for a park. However, in May 2013 the City of Lake Forest Park opted not to purchase the property.

The property, which is located in the 19000 Block of 40th Place NE in Lake Forest Park, was appraised in May of 2014 at \$600,000. 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.

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:

 X This legislation has direct financial implications.

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 This legislation does not have direct financial implications.

3.a. Appropriations

 This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

 X 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
Water Fund 43000	SPU	Sale of Property	\$600,000 (estimate)	
TOTAL			\$600,000 (est)	

Revenue/Reimbursement Notes:

The property was appraised at \$600,000 in May 2014. SPU anticipates \$550,000-\$700,000 from the sale of the property based on the 2014 appraisal and recent real estate market trends.

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?**
 Without approval of this or similar legislation, there will be no opportunity for the City to sell this excess property.
- c) **Does this legislation affect any departments besides the originating department?**
 No.
- d) **Is a public hearing required for this legislation?**
 Yes. A public hearing will be held in conjunction with the Council Committee meeting.
- 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. See Exhibit A.

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- 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?**

No.

- 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.**

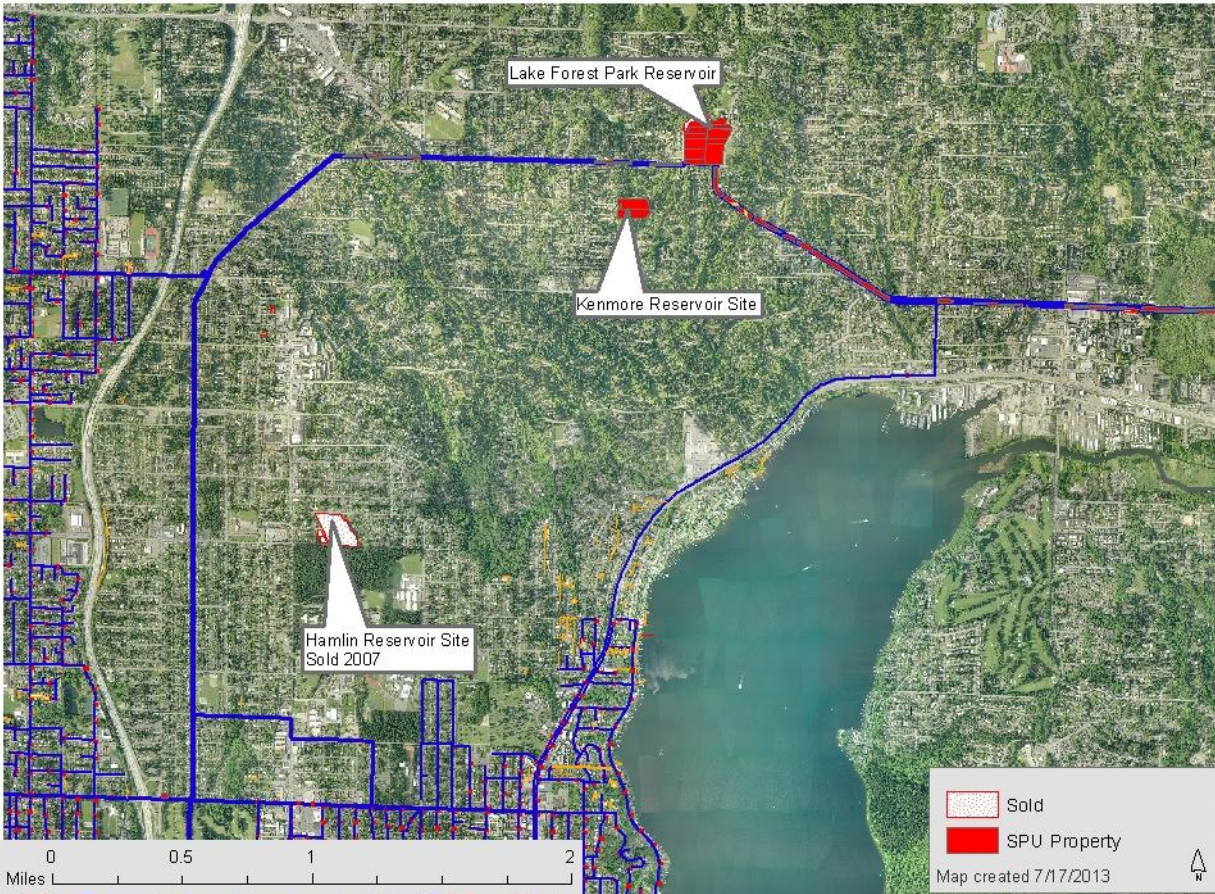
N/A.

- i) Other Issues:**

List attachments below:

Exhibit A: Parcel Map

Exhibit A: Parcel Map



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