

Exhibit A

Seattle City Light Surplus Property Disposition Pilot Project

Procedures for Circulation, Public Outreach, and Public Hearings For Disposition of Surplus Properties under the Jurisdiction Seattle City Light

The purpose of the Surplus Property Disposition Pilot Project (Pilot Project) is to provide a test of alternative procedures which will: a) provide other City departments and other public agencies an opportunity to acquire surplus properties under the jurisdiction of Seattle City Light; b) provide an opportunity for neighboring owners, residents, and community groups to provide input on the proposed disposition of these properties; and c) provide recommendations to the Seattle City Council for the eventual disposition of these properties.

These procedures are intended to replace the requirements of Resolution Nos. 29799 and 30862, and at the same time, to better inform interested citizens of the limitations on disposition of surplus utility properties, and to be more efficient in the use of City staff time required for disposition processing.

If the Pilot Project is successful in meeting the objectives outlined above, the Project may be expanded to consider additional surplus properties for disposition.

Grouped Processing of Properties

The alternative procedures being tested by this Pilot Project will process City Light's surplus properties in small groups based on five geographic locations: Northwest Seattle, Northeast Seattle, Central Seattle between the Ship Canal and Yesler Way, Southwest Seattle, and Southeast Seattle. In addition to more efficient use of City staff time, City Light believes that these groupings will provide individual citizens and community groups a better appreciation of citywide disposition issues.

The Pilot Project will focus on five surplus properties in Northeast Seattle and one isolated property on Beacon Hill. All of these surplus properties are former 4 kV substations no longer needed for electrical distribution; these are: the former Chelsea, Hawthorne, Hill, Sand Point, View Ridge, and Wedgewood Substations.

Circulation to Other City Departments and Other Public Jurisdictions

Within thirty days after adoption of this Resolution, City Light will circulate complete descriptions of the Pilot group of surplus properties to all other City departments. Other City departments will have first priority to withdraw a surplus property from further disposition processing to meet City needs. The Pilot group of surplus properties will also be circulated to other public jurisdictions which may be interested in acquiring a property. Other public jurisdictions will have the second priority to withdraw a surplus property from further disposition processing to meet public needs.

The requesting City department or other public jurisdiction must identify a specific fund source for payment for the property, and there must be a reasonable expectation that the transfer can be completed within two budget cycles after adoption of this Resolution.

Community Outreach and Public Hearings

Following circulation to other City departments and other public jurisdictions, under the alternative procedures being tested by this Pilot Project, City Light will conduct one public hearing to solicit public comments for each geographic group of surplus properties. These hearings are intended to fulfill the City's obligation pursuant to RCW 35.94.040 to conduct a public hearing prior to the sale or other conveyance of real property acquired for a public utility purpose.

At least one month prior to each public hearing, City Light will provide written notification of the surplus status, disposition process, and opportunities for public comment, to each person owning property or living within 700 feet of a surplus property proposed for disposition. A sign will be posted on each property to provide the same notification.

Outreach to community groups will be coordinated with the Department of Neighborhoods (DON). At least two months prior to each public hearing, City Light will attend a meeting of each Neighborhood District Council having representation within the geographic area of the surplus properties being considered for disposition. At the District Council meetings, City Light will advise the member neighborhood groups of the proposed disposition, opportunities for public comment, and the upcoming public hearing concerning such disposition. City Light will attend a meeting of any member neighborhood group making such request to discuss any proposed dispositions in their neighborhoods. Established residential neighborhood groups in the Northeast include:

Meadowbrook Community Council
Wedgewood Community Council
Ravenna-Bryant Community Association
View Ridge Community Council
Hawthorne Hills Community Club
Sand Point Country Club

The DON District Coordinators would be expected to recommend other interested stakeholders as well. City Light would also use neighborhood blogs where appropriate.

At least two weeks prior to each public hearing, City Light will provide notice of such hearing by publication, on two separate dates, in a newspaper of record. At each community meeting and at the public hearing, City Light shall advise the attendees of:

** The history of each surplus property proposed for disposition within the hearing area, why the property is surplus to City Light needs, and the results of circulation to other City departments and other public agencies; and

** The requirements of RCW 43.09.210, the State Accountancy Act, the requirements of RCW 35.94.040, pertaining to sales of utility properties, City Charter provisions pertaining to the disposal of City property, the judicial precedents of Okeson v. City of Seattle (I and II), and Lane v. City of Seattle, and the disposition procedures authorized by this Resolution.

** Opportunities to speak and to submit written comments. City Light will maintain a record of all public testimony, written comments, and attendance and speaker sign-in sheets.

Reconsideration of Non-Utility Public Uses

At the conclusion of each public hearing, if any uses are proposed which would require the transfer of a property to another City department, such as park, community garden, or other non-utility use, City Light shall request such department to consider such proposal (to reconsider its determination in the earlier circulation), particularly with regard to how the proposed use would be consistent with citywide or local needs, and the availability of funds to effect a transfer.

Support to be Provided by Finance and Administrative Services

Seattle City Light will coordinate with the Department of Finance and Administrative Services (FAS) to obtain support in performing these procedures to the fullest extent that FAS staff resources and expertise will permit.

Recommendations to the City Council

At the conclusion of each public hearing, and following reconsideration of any proposals for non-utility public uses, City Light will submit a report to the City Council on the circulation, community outreach, and community comments and suggestions, together with a recommendation for disposition of each specific property, and the necessary legislation to implement those recommendations.

All members of the public and all community groups which have participated in the review of a surplus property shall be advised of the findings and recommendations of City Light regarding such property, before the report on such findings and recommendations is submitted to the City Council.