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CITY OF SEATTLE  
RESOLUTION 31544

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2  
3 A RESOLUTION granting conceptual approval to construct, maintain, and operate a below-  
4 grade waste-heat conveyance system and utility tunnels under and across Virginia Street,  
5 between 5th Avenue and 6th Avenue, and 6th Avenue, between Virginia Street and  
6 Lenora Street; and acknowledging the applicants' plans for future expansion in the Denny  
Triangle neighborhood; as proposed by Eco District LLC.

7 WHEREAS, Eco District LLC and Acorn Development LLC have both applied for permission to  
8 construct a below-grade waste-heat conveyance system and utility tunnels (including  
9 facilities for the conveyance of non-potable water and communications) in the Denny  
Triangle neighborhood (the "Utility Projects"); and

10 WHEREAS, the portion of the Utility Projects, under and across Virginia Street, between 5th  
11 Avenue and 6th Avenue, and 6th Avenue, between Virginia Street and Lenora Street (the  
"Eco District Project"), will be owned and operated by Eco District LLC; and

12 WHEREAS, the purpose of the Utility Projects is to operate a waste-heat conveyance system that  
13 captures waste-heat energy from the Westin Building Exchange at 2001 6th Avenue and  
14 transfers that waste-heat energy to the new Acorn Development LLC (Amazon) campus  
15 and neighboring buildings in the Denny Triangle neighborhood to be used as a green  
heating and cooling source; and

16 WHEREAS, the waste-heat generated from the Westin Building Exchange is currently exhausted  
17 into the atmosphere. The proposed waste-heat conveyance system would consist of water  
18 pipes that transfer warm water from the Westin Building Exchange to the Amazon  
19 campus; mechanical equipment on the Amazon campus will extract heat from the water  
to be used for heating the campus buildings and cooler water will be returned to the  
Westin Building Exchange to cool its data center spaces; and

20 WHEREAS, Eco District LLC and Acorn Development LLC have future plans to expand the  
21 Utility Projects in the Denny Triangle neighborhood. These anticipated connections  
22 would occur in the area bounded by Virginia Street, Westlake Avenue, 8th Avenue, Bell  
Street, and 3rd Avenue, and would include underground crossings of one or more of  
23 those streets; and

24 WHEREAS, in making a recommendation, the Director of the Seattle Department of  
25 Transportation ("Director") considered the plans and application materials submitted by  
26 Eco District LLC to construct the Eco District Project and recommends that conceptual  
27 approval be granted; NOW, THEREFORE,  
28



1 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**  
2 **MAYOR CONCURRING, THAT:**

3 Section 1. The City Council finds that the below-grade waste-heat conveyance system  
4 and utility tunnels that would run under and across Virginia Street, between 5th Avenue and 6th  
5 Avenue, and 6th Avenue, between Virginia Street and Lenora Street, (the "Eco District Project")  
6 and the desired future expansion of the Utility Projects, as proposed by the Eco District LLC, are  
7 in accordance with and in the public interest.  
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9 Section 2. As conditions for obtaining permission to construct the project, Eco District  
10 LLC shall:

11 (1) Provide engineering and utility plans for additional review and permitting by the  
12 Seattle Department of Transportation ("SDOT"), which the Director will circulate to other City  
13 departments and any public and private utilities affected by the installation of the proposed  
14 project;  
15

16 (2) Provide (i) a surety bond, (ii) covenant agreement, and (iii) public liability insurance  
17 naming the City as an additional insured or self-insurance, as approved by the City's Risk  
18 Manager;  
19

20 (3) Pay all City permit fees;

21 (4) Obtain all necessary permits;

22 (5) Maintain and inspect the Eco District Project; and

23 (6) Remove the Eco District Project and restore the right-of-way to its original condition  
24 upon expiration of the term permit at the direction of the Director or City Council in accordance  
25 with the provisions of the term permit ordinance.  
26



1 Section 3. After this resolution is adopted, SDOT will present to the Council a draft term  
2 permit ordinance identifying the conditions under which permission may be granted for the use  
3 of the right of way for the Eco District Project. Permission to use the right of way is subject to  
4 the Council's decision to approve, deny, or modify the draft term permit ordinance presented by  
5 the Director.

6 Section 4. Eco District LLC and/or Acorn Development LLC have future plans to expand  
7 the Utility Projects in the Denny Triangle neighborhood. These anticipated connections would  
8 occur in the area bounded by Virginia Street, Westlake Avenue, 8th Avenue, Bell Street, and 3rd  
9 Avenue. Any future expansion by either Eco District LLC or Acorn Development LLC will  
10 require a new or amended term permit ordinance approved by City Council.

11 Section 5. As recommended by the Director and the Mayor, conceptual approval for  
12 construction of the Eco District Project under and across Virginia Street, between 5th Avenue  
13 and 6th Avenue, and 6th Avenue, between Virginia Street and Lenora Street, is GRANTED.  
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Amy Gray/Angela Steel  
SDOT Eco District LLC RES  
August 6, 2014  
Version #5

1           Adopted by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2014, and  
2 signed by me in open session in authentication of its adoption this \_\_\_\_ day  
3 of \_\_\_\_\_, 2014.

4 \_\_\_\_\_  
5 President \_\_\_\_\_ of the City Council

6  
7 THE MAYOR CONCURRING:

8  
9 \_\_\_\_\_  
10 Edward B. Murray, Mayor

11  
12 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2014.

13  
14 \_\_\_\_\_  
15 Monica Martinez Simmons, City Clerk

16  
17 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle Department of Transportation	Amy Gray/386-4638	Doug Palmer/684-5266

**Legislation Title:**

A RESOLUTION granting conceptual approval to construct, maintain, and operate a below-grade waste-heat conveyance system and utility tunnels under and across Virginia Street, between 5th Avenue and 6th Avenue, and 6th Avenue, between Virginia Street and Lenora Street; and acknowledging the applicants' plans for future expansion in the Denny Triangle neighborhood; as proposed by Eco District LLC.

**Summary of the Legislation:**

The proposed resolution grants the conceptual approval for Eco District LLC to construct, maintain, and operate a below-grade waste-heat conveyance system and utility tunnels under and across Virginia Street, between 5th Avenue and 6th Avenue, and 6th Avenue, between Virginia Street and Lenora Street. The purpose of the project is to operate a waste-heat conveyance system that captures waste-heat energy from the Westin Building Exchange at 2001 6th Avenue and transfers that waste-heat energy to the new Acorn Development LLC (Amazon) campus and neighboring buildings in the Denny Triangle neighborhood. A map illustrating the currently proposed connections is on Attachment A.

**Background:**

Eco District LLC and Acorn Development LLC plan to construct a below-grade waste-heat conveyance system and utility tunnels in the Denny Triangle neighborhood to provide a green heat source to the Amazon campus. The proposed waste-heat conveyance system will consist of water pipes that transfer warm water from the Westin Exchange Building to the Amazon campus. Mechanical equipment on the Amazon campus will extract heat from the water to be used for heating the campus buildings and cooler water will be returned to the Westin Building Exchange to cool its data center spaces.

Eco District LLC and Acorn Development LLC have future plans to expand the waste-heat conveyance system and utility tunnels in the Denny Triangle neighborhood in the area bounded by Virginia Street, Westlake Avenue, 8th Avenue, Bell Street, and 3rd Avenue. Acorn Development LLC has submitted a separate application for their waste-heat conveyance system and utility tunnels. A map showing the boundaries for future connections in the Denny Triangle neighborhood is on Attachment B.



Please check one of the following:

- This legislation does not have any financial implications.**  
Although this resolution does not accept or appropriate funds, SDOT will receive a permit fee from Eco District LLC after the effective date of the term permit ordinance.

**Other Implications:**

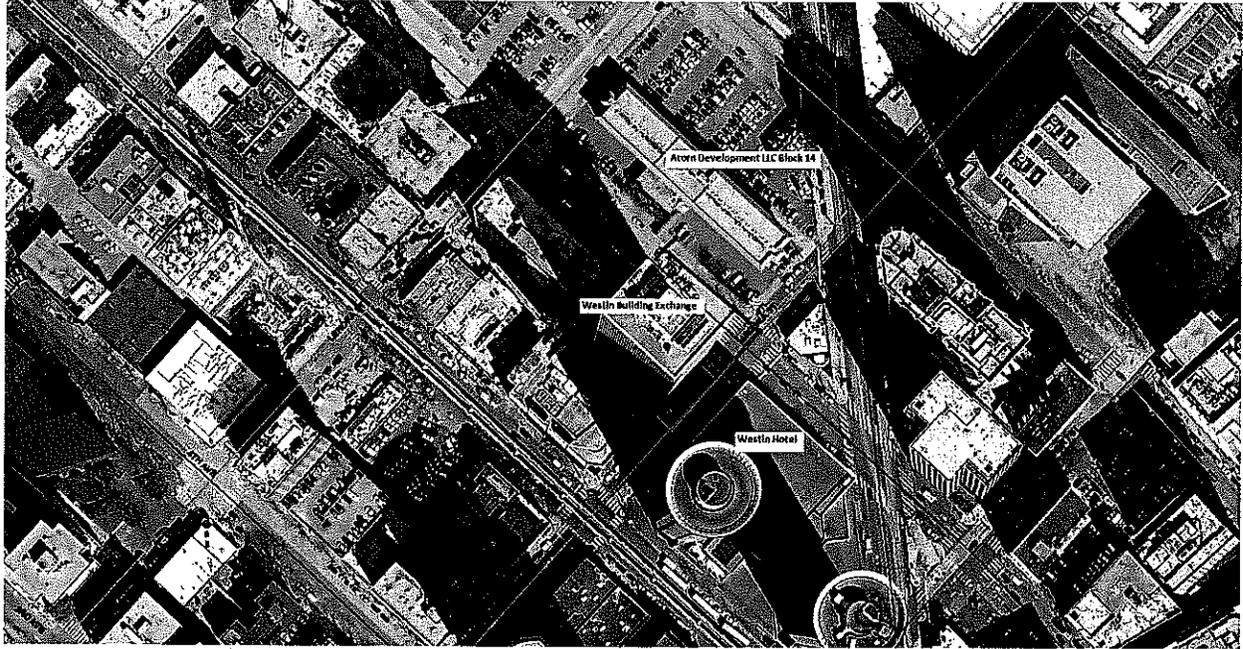
- a) **Does the legislation have indirect financial implications, or long-term implications?**  
No.
- b) **What is the financial cost of not implementing the legislation?**  
If the legislation is not enacted by the City Council, the City of Seattle will not receive the annual fee as part of the term permit ordinance. The City of Seattle has the option to adjust the annual fee amount on an annual basis.
- 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?**  
None.
- e) **Is a public hearing required for this legislation?**  
No.
- 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?**  
No.
- h) **Other Issues: N/A**

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

Attachment A - Eco District LLC Current Waste-Heat Conveyance System and Utility Tunnels  
Connection Map

Attachment B - Eco District LLC Future Waste-Heat Conveyance System and Utility Tunnels  
Area Map

### Attachment A – Eco District LLC Current Waste-Heat Conveyance System and Utility Tunnels Connection Map



Map for informational purposes only.



Amy Gray  
SDOT Eco District LLC FISC ATT B  
August 6, 2014  
Version #1a

## Attachment B –Eco District LLC Future Waste-Heat Conveyance System and Utility Tunnels Area Map



This map is for informational purposes only.



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

August 26, 2014

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

Dear Council President Burgess:

I am pleased to submit the attached proposed Resolution that grants conceptual approval to Eco District LLC to construct, maintain, and operate a below-grade waste-heat conveyance system and utility tunnels under and across Virginia Street, between 5th Avenue and 6th Avenue, and 6th Avenue, between Virginia and Lenora Streets.

The purpose of the project is to operate a waste-heat conveyance system that captures waste-heat energy from the Westin Building Exchange at 2001 6th Avenue and transfers that waste-heat energy via utility tunnels to the new Acorn Development LLC (Amazon) campus and neighboring buildings in the Denny Triangle neighborhood. The proposed waste-heat conveyance system and utility tunnels will consist of water pipes that transfer warm water from the Westin Exchange Building to the Amazon campus. Mechanical equipment on the Amazon campus will extract heat from the water to be used for heating the campus buildings and cooler water will be returned to the Westin Building Exchange to cool its data center spaces. Eco District LLC has future plans to expand the waste-heat conveyance system and utility tunnels in the Denny Triangle neighborhood in the area bounded by Virginia Street, Westlake Avenue, 8th Avenue, Bell Street, and 3rd Avenue.

Thank you for your consideration of this legislation. Should you have questions, please contact Angela Steel at 684-5967.

Sincerely,

  
Edward B. Murray  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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[www.seattle.gov/mayor](http://www.seattle.gov/mayor)

