



SEATTLE CITY COUNCIL

Legislative Summary

CB 118709

Record No.: CB 118709

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125093

In Control: City Clerk

File Created: 05/19/2016

Final Action: 08/03/2016

Title: AN ORDINANCE relating to the City Light Department; declaring the former University Substation property as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of this property for appraised value to the University of Washington, or to be sold through a brokered sale managed by the Department of Finance and Administrative Services; authorizing the General Manager and Chief Executive Officer of the City Light Department or designee to execute all necessary documents to accomplish such property sale, and to deposit the proceeds of the sale in the City Light Fund.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Sawant

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: Pat.Leyritz@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	06/07/2016	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	06/07/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						

- 1 Council President's Office 06/10/2016 sent for review Energy and Environment Committee
Action Text: The Council Bill (CB) was sent for review. to the Energy and Environment Committee
Notes:
- 1 Full Council 06/20/2016 referred Energy and Environment Committee
- 1 Energy and Environment Committee 06/28/2016 discussed
Action Text: The Council Bill (CB) was discussed.
Notes: A Public Hearing was held
- 1 Energy and Environment Committee 07/26/2016 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 2 Chair Sawant, Vice Chair Juarez
Opposed: 0
Absent(NV): 1 Member González
- 1 Full Council 08/01/2016 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 08/02/2016 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 08/03/2016 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 08/03/2016 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 08/03/2016 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125093

COUNCIL BILL 118709

AN ORDINANCE relating to the City Light Department; declaring the former University Substation property as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of this property for appraised value to the University of Washington, or to be sold through a brokered sale managed by the Department of Finance and Administrative Services; authorizing the General Manager and Chief Executive Officer of the City Light Department or designee to execute all necessary documents to accomplish such property sale, and to deposit the proceeds of the sale in the City Light Fund.

WHEREAS, the property known as the former University Substation located at 711 NE

Northlake Place (the "Property") was acquired by the City for utility purposes, and

WHEREAS, by Resolution 30862, the City adopted procedures regarding the reuse and

disposition of City-owned property; and

WHEREAS, in accordance with Resolution 30862, the Final Recommendation Report on the

Reuse and Disposal of the Property at 711 NE Northlake Place (the "Report") has been

published; and

WHEREAS, the Report recommends that the Property first be offered for sale at appraised value

to the University of Washington, and if the University of Washington does not purchase

the Property, then the Property should be sold through a brokered sale to be managed by

the Department of Finance and Administrative Services; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1: The City of Seattle approves the steps taken as documented in the Final Recommendation Report on the Reuse and Disposal of Excess Property of the Former University Substation property located at 711 NE Northlake Place (the "Property") and legally described as follows:

1 Lots 4, 5 and 6 in Block 14 of Lake View Addition to the City of Seattle, according to the
2 plat recorded in Volume 5 of Plats at Page 34, in King County, Washington,

3 Except those portions of said lots lying south of a line which is distant 100 feet north and
4 parallel to the north line of Block 24, Lake Union Shore Lands, hereto condemned in King
5 County Superior Court Cause No. 125369, and further described in City of Seattle Ordinance
6 No. 37483.

7 The fair market value of the Property is estimated to be \$621,000.

8 Section 2. Pursuant to RCW 35.94.040, and after public hearing, the Property is hereby
9 found and declared to be surplus to the City's needs and no longer required for providing
10 continued public utility service or other municipal purpose.

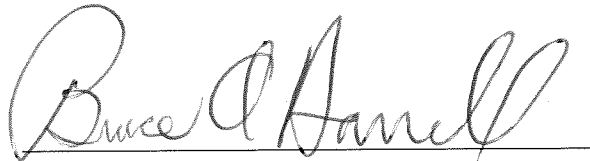
11 Section 3. The General Manager and Chief Executive Officer of the City Light
12 Department (the "CEO"), or the CEO's designee, is authorized to offer to sell the Property to the
13 University of Washington for the Property's appraised value. If the University of Washington
14 does not purchase the Property within six months after the effective date of this ordinance, then
15 the CEO or the CEO's designee is authorized to sell the Property for fair market value through a
16 brokered sale to be managed by the City's Department of Finance and Administrative Services,
17 and to accept the best offer for the Property.

18 Section 4. The CEO, or the CEO's designee, is authorized to negotiate a purchase and
19 sale agreement and to execute all necessary and desirable documents to accomplish the sale and
20 transfer of the Property to the selected purchaser.

21 Section 5. Proceeds from the sale of the Property authorized by this ordinance shall be
22 deposited in the City Light Fund (41000).

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 1st day of August, 2016,
and signed by me in open session in authentication of its passage this 1st day of
August, 2016.



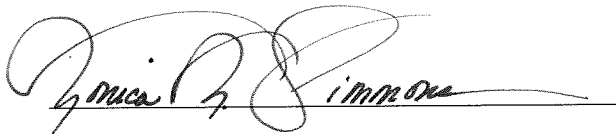
President _____ of the City Council

Approved by me this 3rd day of August, 2016.



Edward B. Murray, Mayor

Filed by me this 3rd day of August, 2016.



Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the City Light Department; declaring the former University Substation property as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of this property for appraised value to the University of Washington, or to be sold through a brokered sale managed by the Department of Finance and Administrative Services; authorizing the General Manager and Chief Executive Officer of the City Light Department or designee to execute all necessary documents to accomplish such property sale, and to deposit the proceeds of the sale in the City Light Fund.

Summary and background of the Legislation:

Summary:

This legislation declares the former University Substation property surplus to the City's needs and authorizes Seattle City Light to offer the property for sale to the University of Washington for appraised value. If the University is unable or elects not to purchase the property within six months after the effective date of the ordinance authorizing the sale, the property will be sold through a brokered sale to be managed by the Department of Finance and Administrative Services.

Background:

This property, located at 711 NE Northlake Place, is a former 4 kV substation and also housed a rectifier which provided DC power for electric streetcars. This property has not been needed for these purposes since City Light's conversion to a 26 kV electric distribution system, and the discontinuance of electric streetcars in this area.

At the request of City Light, the Department of Finance and Administrative Services (FAS) conducted a review of the potential reuse and disposal of the property in accordance with Resolution 29799, as modified by Resolution 30862. During this process, the University of Washington expressed an interest in purchasing the property.

After a review of potential reuses by other City departments including the Office of Housing, FAS recommended that the property be sold at appraised value to the University of Washington. If the University is unable or declines to purchase the property within six months after the effective date of this ordinance, the property will be sold at fair market value through a brokered sale to be managed by FAS.

The Final Recommendation Report on Reuse and Disposal of the Seattle City Light Excess

Property PMA 4052, Former University Substation, dated March 15, 2016, is provided as Attachment 1 to this Summary and Fiscal Note.

2. CAPITAL IMPROVEMENT PROGRAM

N/A This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation has direct financial implications.

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2016	2017	2016	2017
	N/A	N/A	N/A	N/A
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2016	2017	2016	2017
	N/A	N/A	\$621,000	N/A
Positions affected:	No. of Positions		Total FTE Change	
	2016	2017	2016	2017
	N/A	N/A	N/A	N/A

3.a. Appropriations

N/A 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	2016 Revenue	2017 Estimated Revenue
City Light Fund (41000)	Seattle City Light	Surplus Property Sale	\$621,000	\$0
TOTAL			\$621,000	\$0

Revenue/Reimbursement Notes:

The fair market value for the Former University Substation property is estimated to be

\$621,000; this estimate is based on King County assessed values for nearby properties.

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?

Yes, the sale of these properties will relieve City Light of the long-term maintenance and utility costs for these properties.

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

Yes, City Light would not receive the sales revenue estimated to be \$621,000.

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

FAS is managing the reuse and disposition review process, and will be managing the sale of the property.

d) Is a public hearing required for this legislation?

Yes. A public hearing is required as provided by RCW 35.94.040.

e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

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

No publication is required.

g) Does this legislation affect a piece of property?

Yes, a map is provided as Attachment 2 to this Summary and Fiscal Note.

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

The sale of this property will affect not vulnerable or historically disadvantaged communities.

i) 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.

This legislation is not part of a new initiative.

j) Other Issues:

None.

List attachments/exhibits below:

- Attachment 1: Final Recommendation Report on Former University Substation
- Attachment 2: Map of the Property

Attachment 1

***Final Recommendation Report
On Reuse and Disposal of the
Seattle City Light Excess Property
PMA 4052 Former University Substation
March 15, 2016***

Final Report

The Final Recommendation report updates information that was included in the “Preliminary Recommendation Report on the Reuse and Disposal of Excess Property” that was published on December 3, 2015

Purpose of Preliminary Report

In response to a City of Seattle Jurisdictional Department identifying a property as “Excess” to their needs, the Real Estate Services (RES) section of the Department of Finance and Administrative Services (FAS) initiates a process to review and evaluate various options for the property. RES prepares a report titled “Preliminary Recommendation Report on the Reuse and Disposal of Excess Property”, which documents the Department’s analysis and recommendations. This report is prepared in accordance with City of Seattle Council Resolution 29799, as modified by Resolution 30862.

Executive Recommendation

(FAS) recommends that the property to be offered for sale at appraised value to the University of Washington, and if the University Washington is unable to purchase the property within six months of the effective date of the ordinance authorizing the sale, it is to be sold through a brokered sale to be managed by the Department of Finance and Administrative Services.

Background Information

The property is under the jurisdiction of Seattle City Light (SCL). This property is located at 711 NE Northlake Place and is located between NE Northlake Way and NE Northlake Pl. (See Appendix A for a detailed property description). The property was purchased in 1940 and a building was constructed in 1941 to provide electric power to Seattle electric trolley cars. Additional property was purchased in 1946 and the building was further expanded in 1953. In the 1960’s the building was decommissioned for electrical power uses. The property is currently used as a Seattle City Light landscape maintenance yard.

Reuse or Disposal Options Evaluation Guidelines

City of Seattle Resolution 29799, Section 1, requires the Executive to make its recommendation for the reuse or disposal of any property that is no longer needed by a department using the following guidelines.

Guideline A: Consistency

The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statutes and regulations.

Funding Sources: The property was purchased with monies from the City Light Fund.

Purpose for which property was acquired: For an electrical substation to provide electricity for electric trolleys.

Deed or contractual restrictions: The property is not bound by any other contracts or instruments.

City, State or Federal Ordinance status and regulations including, Bond, grant or loan programs, State Accountancy Act, Payment of True and full value, Zoning and land use, Comprehensive Plan, and Other plans:

State Law requires government organizations to receive fair market value for the disposal of surplus real property. The fair market value can be determined by an appraisal, or through an open competitive sales process. The City of Seattle incurs costs associated with the disposition process including staff time, public notice expenses and real estate transactions costs.

The property is located in the University Campus Urban Village and is subject to zoning incentives and restrictions.

The property is currently zoned IC-40 which allows for a wide range of industrial uses.

Guideline B: Compatibility and Suitability

The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans; as or in support of low-income housing and/or affordable housing; in support of economic development; for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities; and in support of other priorities reflected in adopted City policies.

Neighborhood Plan: The property is located in the University Campus Urban Village. The property is close to Lake Union and near the Wallingford neighborhood. The neighborhood includes buildings that vary in age and size, although predominantly the area includes industrial and warehouse spaces. The University Of Washington Master Plan, Seattle Campus was approved in 2003 by the Seattle City Council and the University Board of Regents. This property lies across the street from property that is included in the Major Institutional Overlay zoning. Development of this property is regulated by City Seattle zoning and development codes.

Housing and Economic Development: Sale of the property to the University of Washington will allow the University to consolidate this parcel with an adjacent parcel that they own. Subsequent development of the property either by the University of Washington or by a private property will increase economic activity in the City. The sale of the property to a private owner would return the property to the active tax rolls. As the property is located in an industrial zone, the property could not be developed for housing.

Nearby City owned property: There are no City-owned properties which are contiguous with this parcel. There is one City-owned excess property located on Northlake Place, and it is

currently being reviewed for reuse or disposition. A map showing nearby City properties is included with the attached Excess Property Description.

Other City Uses: In October 2015, an Excess Property Notice for this property was circulated to City of Seattle Departments. City Departments were asked to evaluate the property for current or future city uses of the property. FAS/RES received Excess Property Response Forms indicating no interest from the following departments or public agencies: the Human Services Department, Parks, Seattle Public Utilities, Office of Housing and Seattle Department of Transportation.

Other Agencies Uses: An Excess Property Notice for this property was circulated in October 2015 to assess other agencies' interest. The University of Washington has expressed an interest in purchasing the property.

Range of Options

The "Guiding principles for the Reuse and Disposal of Real Property" state, "it is the intent of the City to strategically utilize real property in order to further the City's goals and to avoid holding properties without an adopted municipal purpose." The options for disposition of this property include retention by the City for a public purpose, negotiated sale with a motivated purchaser, market sale, or through a request for proposal process.

Transfer of Jurisdiction to other City Department: No other City Department expressed a current or future need for the property.

Negotiated Sale: A negotiated sale is typically recommended when the selection of a particular purchaser has specific benefits to the City. In this case a negotiated sale with the University of Washington would allow would provide a fair market value price for the property and would assist the University of Washington in acquiring property that is adjacent to property that they own.

Sale through an open competitive process: A sale through a public competitive process would allow the market to determine the optimum price for the property. It is likely that a sale on the open market would result in the sale of the property.

Request for Proposal Process: This process is used when specific development goals are desired. At this time it does not appear that a specific City goal has been identified for the future use of this property.

Guideline C: Other Factors

The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that may affect the value of the property.

Highest and Best Use: The Highest and Best Use is generally defined as the reasonably probable and legal use that produces the highest property value. The highest and best use is determined by evaluating potential uses as follows:

- **Legally permissible:** The subject property is zoned IC-40 which is an industrial and commercial zone.
- **Physically possible:** The property is flat and contains a building. Future development is physically possible.
- **Financially feasible and maximally productive:** The property is currently used for Seattle City Light landscaping operations. With future development, the property could be more productive.

The highest and best of the property could be commercial, industrial, or institutional uses as allowed under the current zoning.

Compatibility with the physical characteristics and surrounding uses: The property is surrounded by other developments that vary in size. The range of options in the zoning code allow for a variety of development options.

Appropriateness of the consideration: Sale of the property at fair market value through a negotiated sale or competitive sale process will result in the City receiving the fair market value of the property.

Unique Attributes: The property has a former Seattle Light substation, which is unique in that it was built for a specific use that is no longer needed.

Potential for Consolidation with adjacent public property: The property could be consolidated with adjacent University of Washington property.

Conditions in the real estate market: The real estate market in the City of Seattle remains fairly stable, and there has been a great demand for new development.

Known environmental factors: Seattle City Light has performed a variety of environmental review for the property. The following reports are available for review on the RES web site.

- Phase I and Limited Phase II Environmental Site Assessment for University Substation, Dated 10/5/2011.
- Memorandum regarding University Rectifier Property Environmental Status, Dated 1/27/2015.
- On Site Environmental Inc. analytical results and associated quality control, dated 1/13/2011.

Guideline D: Sale

The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.

Potential for Use by Non-City Public Entities: The University of Washington has requested to purchase the property.

Public Involvement: In accordance with Resolution Nos. 29799 and 30862, in March 2014, a notice concerning disposition or other use of this property was sent to all business, residents and property owners within a 1,000 foot radius of the subject property. A total of 477 notices were mailed. Three responses from the public regarding this property were received. The responses were from parties interested in purchasing the property.

Threshold Determination

The Disposition Procedures require FAS assess the complexity of the issues on each excess property following the initial round of public involvement. The purpose of this analysis is to structure the extent of additional public input that should be obtained prior to forwarding a recommendation to the City Council.

Appendix B is the Property Review Process Determination Form prepared for PMA 4052, the Former University Substation. The disposition of this property is determined to be a “simple” transaction. No additional public involvement is required other than the notice process describe below.

Next Steps

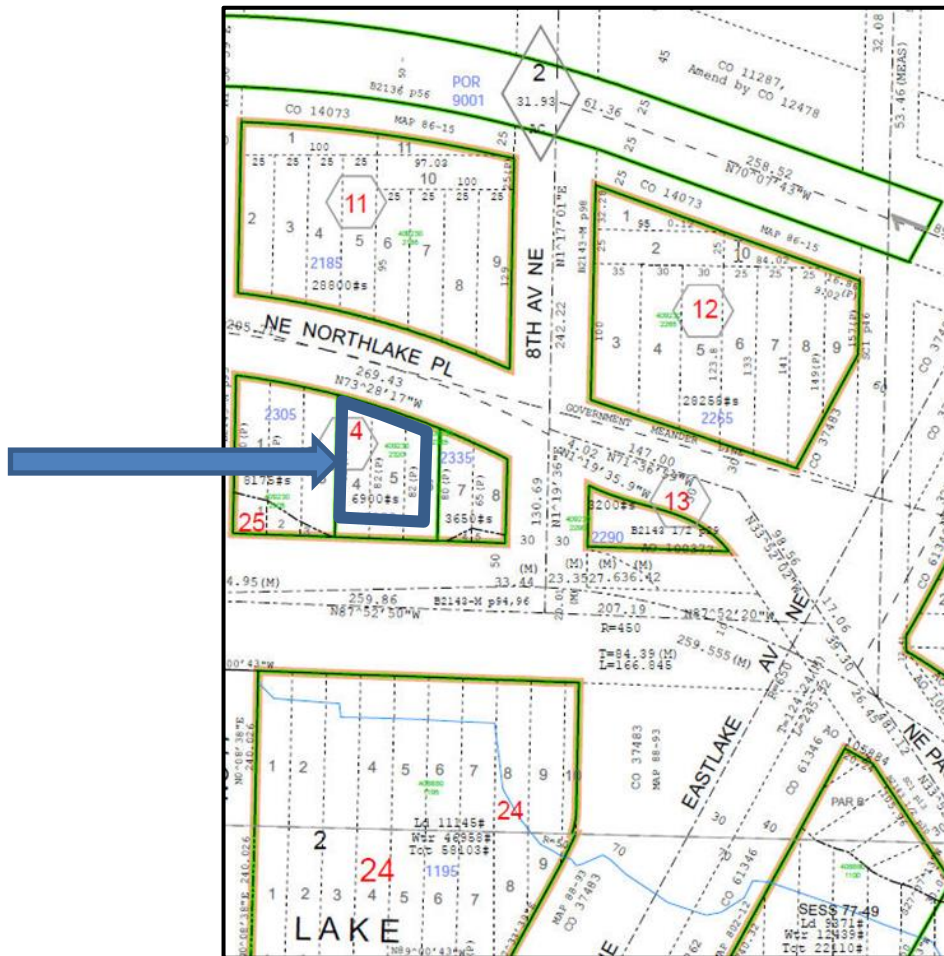
A public hearing is required for the sale of this property as it is a utility owned property.

No Council decision will be made for at least 30 days following a notice of legislation and notice of public hearing is announced and sent to the parties of record list. FAS will continue to collect all comments regarding the property.

Appendix A**EXCESS PROPERTY DESCRIPTION****Former University Substation****October 16, 2015**

Seattle City Light as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

PMA	Parcel Size	Parcel #	Address	Zoning	2015 Estimated value	Short Legal Description
4052	6,900	409230-2320	711 NE Northlake Pl. 98105	IC 40	\$500,000	Lots 4, 5, 6 block 14 Lake View Addition, according to the plat recorded in Volume 5 of plats , page 34, in King County, Washington,

Map:

History: The property was purchased in 1940 and a building was constructed in 1941 to provide electric power to Seattle electric trolley cars. Additional property was purchased in 1946 and the building was further expanded in 1953. In the 1960's the building was decommissioned for electrical power uses. The property has been used as a landscape maintenance yard.

Acquisition Deeds:

August 26 1940, City of Seattle from James and Alice Chambers, Lot 5 and 6, Block 14 Lake View addition to City of Seattle, volume 5, and page 34 with portion of block 24 Lake Union Shore Lands as condemned in KC Superior Court Cause No 125369

September 23 1946 City of Seattle, Department of Lighting, from the Ice Delivery Co. Lot 4, Block 14 Lake View addition to City of Seattle, volume 5, page 34 with portion of block 24 Lake Union Shore Lands as condemned in KC Superior Court Cause No 125369

Ordinance: 70175 Relating to the Department of Lighting; providing for the acquisition of a site for a substation, and making an appropriation therefor from surplus in the Light Fund.

Acquisition Fund Source: Light Fund

Destination of funds upon sale: Seattle City Light Fund, Fund No. 41000

Current easements, covenants and restrictions: State Law requires government organizations to receive fair market value for the disposal of surplus real property.

Recommended easements, covenants and restrictions upon Transfer:

Potential problems with property and possible measures to mitigate their recurrence:

A phase I and a limited phase II environmental assessments were prepared by Shannon and Wilson in 2011.

Building and Property Description

Use: The building is currently used for landscaping maintenance
Building size: 1,644 gross square feet
Built: 1941 and 1946

Legal Description

Lots 4, 5 and 6 in Block 14 of Lake View Addition to the City of Seattle, according to the plat recorded in Volume 5 of Plats at Page 14, in King County, Washington,

Except those portions of said lots lying south of a line which is distant 1,000 feet north and parallel to the north line of Block 24, Lake Union Shore Lands, hereto condemned in King County Superior Court Cause No. 125369, and further described in City of Seattle Ordinance no 3748.



Appendix B

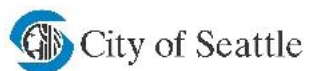
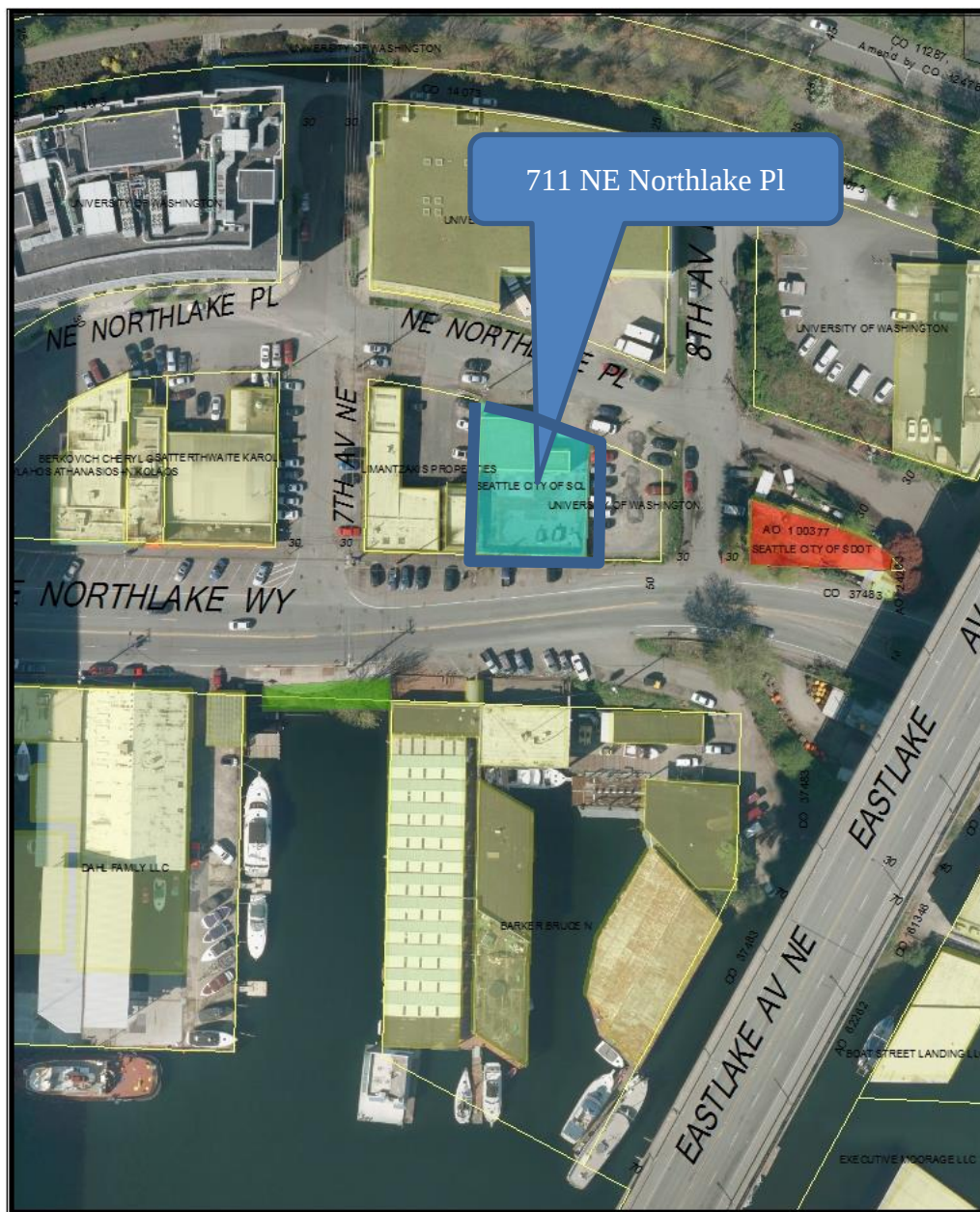
PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:	Former University Substation		
Address:	711 NE Northlake Place 98105		
PMA ID:	PMA. 4052	Parcels No. 409230-2320	
Dept./Dept ID:	SCL	Current Use:	Landscape Maintenance
Area (Sq. Ft.):	6,900 sq. ft.	Zoning:	IC 40
Est. Value:	\$ 450,000- \$550,000	Assessed Value:	\$ NA
PROPOSED USES AND RECOMMENDED USE			
Department/Governmental Agencies:		Proposed Use: Support of UW operations.	
University of Washington			
Other Parties wishing to acquire:		Proposed Use:	
Adjacent property owner			
RES'S RECOMMENDED USE:			
Sell through negotiate sale to the University of Washington or if a sale is not completed, then sell at fair market value through a competitive process.			
PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)			
1.) Is more than one City Dept. /Public Agency wishing to acquire?	☒ No	Yes	15
2.) Are there any pending community proposals for Reuse/ Disposal?	☒ No	Yes	15
3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options?	☒ No	Yes	15
4.) Will consideration be other than cash?	☒ No	Yes	10
5.) Is Sale or Trade to a private party being recommended?	No	☒ Yes	25
6.) Will the proposed use require changes in zoning/other regulations?	☒ No	Yes	20
7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000?	No	☒ Yes	10
8.) Is the estimated Fair Market Value over \$1,000,000?	☒ No	Yes	45
Total Number of Points Awarded for "Yes" Responses:			35
Property Classification for purposes of Disposal review: ☒ Simple ☐ Complex (circle one) (a score of 45+ points result results in a "simple" classification)			
Signature: Daniel Bretzke, AICP		Department: FAS	Date: March 15, 2016

Appendix D
Parties of Record

Name	Email	Address/Company	Phone
Gary Eng	Gary Eng <geng@uw.edu>	University of Washington	206 616 3415
Sherry Capes	<Sherry@lproperties.com>	Limantzakis Properties	206-632-1222
Cheng-Nan Lin	LINCCA@aol.com		206-914-8549
Anson Lin	Anson Lin <al367@cornell.edu>		206 313 8848
Pree Carpenter	Pree.Carpenter@seattle.gov	SPU	
Ken Astrein	Ken.Astrein@seattle.gov	HSD	
Larry Huggins	Larry.huggins@seattle.gov	SDOT	

Attachment 2

Map of the Property



805 NE Northlake PL

Produced by Real Estate Services D. Bretzke
All Rights Reserved. No guarantee of any part implied, including accuracy, completeness or fitness of use. January 2016

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

STATE OF WASHINGTON -- KING COUNTY

--SS.

340402

No. 125093,94,95,96,97,98,99

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

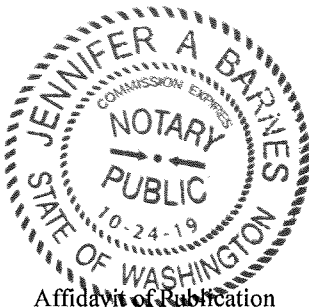
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TOTLE ONLY ORDINANCES

was published on

08/09/16

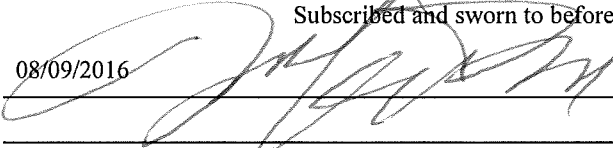
The amount of the fee charged for the foregoing publication is the sum of \$151.53 which amount has been paid in full.



Affidavit of Publication


Subscribed and sworn to before me on

08/09/2016


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on August 1, 2016, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125093

Council Bill 118709

AN ORDINANCE relating to the City Light Department; declaring the former University Substation property as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of this property for appraised value to the University of Washington, or to be sold through a brokered sale managed by the Department of Finance and Administrative Services; authorizing the General Manager and Chief Executive Officer of the City Light Department or designee to execute all necessary documents to accomplish such property sale, and to deposit the proceeds of the sale in the City Light Fund.

Ordinance 125094

Council Bill 118719

AN ORDINANCE related to the Municipal Arts Fund; amending Section 20.32.050 of the Seattle Municipal Code to allow for expenditures related to public art maintenance; and ratifying and confirming certain prior acts.

Ordinance 125095

Council Bill 118720

AN ORDINANCE relating to the City Light Department; authorizing the General Manager and Chief Executive Officer to enter into a lease agreement with the Washington State Department of Natural Resources for use of the Gold Mountain communications facility in Kitsap County, Washington; and ratifying and confirming certain prior acts.

Ordinance 125096

Council Bill 118741

AN ORDINANCE related to the City Light Department; accepting certain easements for overhead and underground electrical rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Ordinance 125097

Council Bill 118742

AN ORDINANCE relating to the City Light Department; accepting certain easements for overhead and underground electrical rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Ordinance 125098

Council Bill 118743

AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to utility needs; authorizing the General Manager and Chief Executive Officer to grant a permanent flowage easement to allow for a relocated portion of Cumberland Creek to occasionally flood conservation land owned by The City of Seattle in Skagit County, Washington; and ratifying and confirming certain prior acts.

Ordinance 125099

Council Bill 118744

AN ORDINANCE relating to the City Light Department, declaring certain real property rights surplus to utility needs; authorizing the General Manager and Chief Executive Officer to enter into a five party Reciprocal Easement Agreement with

ELA, LLC; Echo Lake Senior Apartments; The Young Men's Christian Association of Greater Seattle; and the Ronald Wastewater District; authorizing the conveyance and acceptance of easements; and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, August 9, 2016.

8/9(340402)