

**The Disposition of Seven Former Seattle City Light  
Substation Properties in NW Seattle:  
A Report and Recommendation in Response to the  
Requirements of Resolution 31424**

**Appendix of City Department and Public Comments**



# Memo

**DATE:** September 25, 2017  
**TO:** Timothy Croll  
**FROM:** Chip Nevins  
**SUBJECT:** Availability of seven former City Light substation properties in northwest Seattle

The Parks Department has reviewed City Light’s list of seven former substation properties located in the northwest part of Seattle (see table below) and is not interested in acquiring any of them for Park purposes. The properties are all mid-block (a poor location for a Park), under 10,000 sf (the desired minimum size for a new park acquisition) and do not fall within a service gap as identified in the 2017 Parks and Open Space Plan.

Site Name	Address	Area, SF	Zoning
1. Ballard	6730 24th Ave NW	5,100	L-2
2. Leary	1414 NW Leary Way	8,800	IG2-U65
3. Loyal Heights	7750 28th Ave NW	8,158	L-2
4. Monroe	1407 NW 65th St	4,000	L-3
5. North Beach	9407 19th Ave NW	6,600	SF7200
6. Phinney	6109 Phinney Ave N	6,000	NC2-40
7. Sunset	3209 NW 65th St	6,300	NC1-30

Ballard (6730 24th Ave NW): This property lies mid-block between NW 67<sup>th</sup> Street and NW 70<sup>th</sup> Street along 24<sup>th</sup> Avenue NW. The location of the property in the middle of the block and the small size make it a poor location for a Park. Salmon Bay Park is 4 blocks to the east.

Leary (1414 NW Leary Way): This property lies within Ballard’s industrial area, mid-block along busy Leary Way between 14<sup>th</sup> Avenue NW and 15<sup>th</sup> Avenue NW.

Loyal Heights (7750 28th Ave NW): This property is one lot south of NW 80<sup>th</sup> Street on 28<sup>th</sup> Avenue NW and is equidistant from Sunset Hill Park and Loyal Heights Playfield. The community has advocated for its acquisition, especially after the recent downsizing of the playground at Loyal Heights school. Despite the property’s natural attributes, it does not fill an identified gap in the Department’s park system.

Monroe (1407 NW 65th St): This small property sits across NW 65<sup>th</sup> Street from Ballard High school, one house west from 14<sup>th</sup> Avenue NW. The property was identified in the neighborhood plan for a future park and was proposed for acquisition as part of the 2000 Pro-Parks Levy. SPR declined to acquire the property at that time because of its location and size and acquired other properties in the neighborhood more suited for park purposes.

North Beach (9407 19th Ave NW): This small property is across the street from Whitman middle school and Soundview Playfield.

Phinney (6109 Phinney Ave N): This mid-block property has a narrow access off of Phinney Avenue N, but mostly sits behind the residence at 6109 Phinney Avenue N. The property's lack of visual access makes it unsuitable for a park.

Sunset (3209 NW 65th St): This property has a narrow access off of NW 65<sup>th</sup> Street, but sits behind Ristorante Picolinos on 32<sup>nd</sup> Avenue NW. The property's lack of visual access makes it unsuitable for a park. In 2010 the community proposed to transform the property into a solar powered pocket park. Neither SCL nor SPR were supportive of the idea at that time.

## Croll, Timothy

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**From:** Nevins, Chip  
**Sent:** Friday, November 17, 2017 1:31 PM  
**To:** Croll, Timothy  
**Subject:** RE: Double Checking whether SPR wants to reconsider its decision to not acquire any of the 7 Ballard City Light properties

Hi Tim,  
Given the public comment that you have received, SPR is still not interested in acquiring any of the the 7 Ballard City Light properties for Park purposes

Thanks,  
Chip



**Chip Nevins**

Strategic Advisor - Acquisition Programs  
City of Seattle, [Seattle Parks and Recreation](#)  
O: 206-233-3879 | M: 206-291-7133  
[Facebook](#) | [Twitter](#) | [Blog](#)

**From:** Croll, Timothy  
**Sent:** Monday, November 13, 2017 4:16 PM  
**To:** Nevins, Chip <Chip.Nevins@seattle.gov>  
**Subject:** Double Checking whether SPR wants to reconsider its decision to not acquire any of the 7 Ballard City Light properties

Chip, as you are aware Resolution 31424 requires that "...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".

Seattle Parks and Recreation (SPR) previously declined to purchase any of our seven NW Seattle properties. Since then we have received public suggestions to maintain all of these sites as parks/open space.

Could you please let us know, given the public comment that we have received, if SPR is willing to reconsider its previous decision to not acquire any of these sites?

Thanks as always.

TIMOTHY CROLL | STRATEGIC ADVISOR  
ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT

## Croll, Timothy

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**From:** Morrison, Catherine  
**Sent:** Wednesday, November 29, 2017 5:32 PM  
**To:** Croll, Timothy  
**Subject:** RE: Additional opportunity for HSD to express interest in seven former City Light substation properties in northwest Seattle

Timothy,

Thank you for your note and my apologies for the delay in getting back to you.

As a result of the ongoing SLI (79-2-B-1), we are currently holding off all considerations of P-Patch property acquisition.

Thank you again for reaching out,  
Kate

**From:** Croll, Timothy  
**Sent:** Wednesday, November 29, 2017 9:57 AM  
**To:** Morrison, Catherine <Catherine.Morrison@seattle.gov>  
**Subject:** FW: Additional opportunity for HSD to express interest in seven former City Light substation properties in northwest Seattle

Kate:

Could you please respond for DON to our "request for reconsideration" below?

Thanks.

**TIMOTHY CROLL**  
**SEATTLE CITY LIGHT**  
(206) 684-0806

**From:** Croll, Timothy  
**Sent:** Tuesday, November 14, 2017 2:11 PM  
**To:** Morrison, Catherine <Catherine.Morrison@seattle.gov>  
**Subject:** Additional opportunity for HSD to express interest in seven former City Light substation properties in northwest Seattle

Kate:

Thank you for taking the time to speak to me on the phone. As I mentioned, City Light is following a process for considering the disposition of seven unneeded properties in NW Seattle. The process, established in Resolution 31424, started with an opportunity for other City departments such as yours to express an interest in acquiring any of these properties for fair market value. This was done on

09/05/17 (see email below). As is often the case, almost all departments (including DON) did not express any such interest.

The most recent estimate of market value are shown in this chart:

Site Name	Address	Area, SF	Zoning	2017/18 Assessed Value
1. North Beach	9407 19 <sup>th</sup> Ave NW	6,600	SF7200	\$330,000
2. Loyal Heights	7750 28 <sup>th</sup> Ave NW	8,158	LR2 RC	\$978,960
3. Sunset	3209 NW 65 <sup>th</sup> St	6,300	NC1-30	\$756,000
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6. Leary	1414 & 1406 NW Leary Way	8,800	IG2 U/65	\$880,000
7. Phinney	6109 Phinney Ave N	6,000	NC2P-40	\$800,000

This autumn City Light performed extensive outreach to the community to get their input on the disposition of these properties. Resolution 31424 also requires us to double check with those City departments that might be involved in the activities that have been suggested by the public, to see if those departments would be interested in reconsidering their decision to acquire any of these properties. Specifically we received a suggestion that all of the properties be dedicated to P-Patches, community gardens or orchards.

Our brief conversation you stated that DON would not be interested in any property acquisitions for this purpose because of a DON's lack of suitable funds

Please confirm if I have correctly understood DON's position on these properties and the suggested use.

Thank you for your time.

**TIMOTHY CROLL | STRATEGIC ADVISOR**  
ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT



timothy.croll@seattle.gov  
TEL (206) 684-0806  
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**From:** Croll, Timothy  
**Sent:** Tuesday, September 05, 2017 2:13 PM  
**To:** Alvarado, Emily <Emily.Alvarado@seattle.gov>; Ashbrook, Michael <Michael.Ashbrook@seattle.gov>; Astrein, Ken <Ken.Astrein@seattle.gov>; Bretzke, Daniel <Daniel.Bretzke@seattle.gov>; Carpenter, Pree <Pree.Carpenter@seattle.gov>; Craven, Bill <Bill.Craven@seattle.gov>; Cross, Judith <Judith.Cross@seattle.gov>; DeFazio, Patti <Patti.DeFazio@seattle.gov>; Deherrera, Roque <Roque.Deherrera@seattle.gov>; Hamilton, Hillary <Hillary.Hamilton@seattle.gov>; Jacobs, Max <Max.Jacobs@seattle.gov>; Nevins, Chip <Chip.Nevins@seattle.gov>; Huff,

Vickie <Vickie.Huff@seattle.gov>; Jung, Mary <Mary.Jung@seattle.gov>; Korathu, Prithy <Prithy.Korathu@seattle.gov>; Lee, Steve <Steve.Lee@seattle.gov>; Lester, Catherine L <Catherine.Lester@seattle.gov>; Noble, Ben <Ben.Noble@seattle.gov>; Richter, Matthew <Matthew.Richter@seattle.gov>; Sheldon, John <John.Sheldon@seattle.gov>; Takahashi, Ken <Ken.Takahashi@seattle.gov>; Yamamoto, Nancy <Nancy.Yamamoto@seattle.gov>; Nyland, Kathy <Kathy.Nyland@seattle.gov>  
**Cc:** Barnes, Maureen <Maureen.Barnes@seattle.gov>; Bresnahan, John <John.Bresnahan@seattle.gov>; Best, Lynn <Lynn.Best@seattle.gov>

**Subject:** Availability of seven former City Light substation properties in northwest Seattle

Folks:

I am circulating this excess property notice on behalf of Maureen Barnes, City Light's Manager of Real Estate Services.

Seven former substation properties located in the northwest part of Seattle are excess to City Light's needs, and are being considered for surplus disposition. These properties are being offered first to other City departments. Any non-utility use of any of these properties will require a transfer of jurisdiction from City Light to the City department which provides the new use, and reimbursement to the City Light Fund of the true and full value of the property.

The properties are:

Site Name	Address	Area, SF	Zoning
1. Ballard	6730 24 <sup>th</sup> Ave NW	5,100	L-2
2. Leary	1414 NW Leary Way	8,800	IG2-U65
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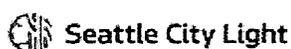
The values of the properties will be determined by an independent appraisal prior to the transfer. Each site has had or will have any environmental contamination identified and removed prior to the transfer.

**If your Department would like to acquire any of these properties and has the available funding, please contact Maureen Barnes of City Light's Real Estate Services via e-mail (cc: Timothy Croll) by September 22, 2017.**

Departments which are not authorized to hold real property as assets of their operating funds are requested to coordinate any such requests with Hillary Hamilton of Finance and Administrative Services, at 684-0421. If you have any questions, please contact me at 684-0806.

Thank you.

**TIMOTHY CROLL | STRATEGIC ADVISOR**  
**ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT**



timothy.croll@seattle.gov

TEL (206) 684-0806

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## Croll, Timothy

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**From:** Lester, Catherine L  
**Sent:** Monday, November 13, 2017 5:18 PM  
**To:** Croll, Timothy  
**Cc:** Astrein, Ken; Johnson, Jason  
**Subject:** RE: Additional opportunity for HSD to express interest in seven former City Light substation properties in northwest Seattle

Hi Timothy,

Thanks for your email and the quick call earlier today. You are correct on my statement that HSD is not interested at this time in acquiring SCL properties for the development of tiny home villages. The reason for my position is also accurately reflected.

During the activation of the EOC which began at the start of the calendar year, there has been ongoing work to identify properties for emergency shelter. I could imagine that the properties on your list below might be explored for this function in the future. Looping in my colleague Jason Johnson here who has led our department's work at the EOC this year.

Thanks,  
Catherine



Catherine L. Lester  
Director  
City of Seattle, [Human Services Department](#)  
O: 206.386.1143 | E: [catherine.lester@seattle.gov](mailto:catherine.lester@seattle.gov)  
[Facebook](#) | [Twitter](#)

**From:** Croll, Timothy  
**Sent:** Monday, November 13, 2017 3:54 PM  
**To:** Lester, Catherine L <[Catherine.Lester@seattle.gov](mailto:Catherine.Lester@seattle.gov)>  
**Cc:** Astrein, Ken <[Ken.Astrein@seattle.gov](mailto:Ken.Astrein@seattle.gov)>  
**Subject:** Additional opportunity for HSD to express interest in seven former City Light substation properties in northwest Seattle

Catherine:

Thank you for taking the time to speak to me on the phone. As I mentioned, City Light is following a process for considering the disposition of seven unneeded properties in NW Seattle. The process, established in Resolution 31424, started with an opportunity for other City departments such as yours to express an interest in acquiring any of these properties for fair market value. This was done on 09/05/17 (see email below). As is often the case, almost all departments (including HSD) did not express any such interest.

The most recent estimate of market value are shown in this chart:

Site Name	Address	Area, SF	Zoning	2017/18 Assessed Value
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1. North Beach	9407 19 <sup>th</sup> Ave NW	6,600	SF7200	\$330,000
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6. Leary	1414 & 1406 NW Leary Way	8,800	IG2 U/65	\$880,000
7. Phinney	6109 Phinney Ave N	6,000	NC2P-40	\$800,000

This autumn City Light performed extensive outreach to the community to get their input on the disposition of these properties. Resolution 31424 also requires us to double check with those City departments that might be involved in the activities that have been suggested by the public, to see if those departments would be interested in reconsidering their decision to acquire any of these properties. Specifically we received a suggestion that all of the properties be dedicated to hosting tiny houses similar to those at the Ballard Nickelsville sanctioned site.

In our brief conversation you stated that HSD would not be interested in any property acquisitions for this purpose because:

1. the tiny home encampments are normally restricted to stays of no more than 2 years in a location, and
2. The tiny homes are viewed as only an interim solution

please confirm if I have correctly understood HSD's position on these properties and the suggested use.

Thank you for your time.

**TIMOTHY CROLL | STRATEGIC ADVISOR**  
**ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT**



timothy.croll@seattle.gov

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**From:** Croll, Timothy

**Sent:** Tuesday, September 05, 2017 2:13 PM

**To:** Alvarado, Emily <Emily.Alvarado@seattle.gov>; Ashbrook, Michael <Michael.Ashbrook@seattle.gov>; Astrein, Ken <Ken.Astrein@seattle.gov>; Bretzke, Daniel <Daniel.Bretzke@seattle.gov>; Carpenter, Pree <Pree.Carpenter@seattle.gov>; Craven, Bill <Bill.Craven@seattle.gov>; Cross, Judith <Judith.Cross@seattle.gov>; DeFazio, Patti <Patti.DeFazio@seattle.gov>; Deherrera, Roque <Roque.Deherrera@seattle.gov>; Hamilton, Hillary <Hillary.Hamilton@seattle.gov>; Jacobs, Max <Max.Jacobs@seattle.gov>; Nevins, Chip <Chip.Nevins@seattle.gov>; Huff, Vickie <Vickie.Huff@seattle.gov>; Jung, Mary <Mary.Jung@seattle.gov>; Korathu, Prithy <Prithy.Korathu@seattle.gov>; Lee, Steve <Steve.Lee@seattle.gov>; Lester, Catherine L <Catherine.Lester@seattle.gov>; Noble, Ben <Ben.Noble@seattle.gov>; Richter, Matthew <Matthew.Richter@seattle.gov>; Sheldon, John

<John.Sheldon@seattle.gov>; Takahashi, Ken <Ken.Takahashi@seattle.gov>; Yamamoto, Nancy <Nancy.Yamamoto@seattle.gov>; Nyland, Kathy <Kathy.Nyland@seattle.gov>

Cc: Barnes, Maureen <Maureen.Barnes@seattle.gov>; Bresnahan, John <John.Bresnahan@seattle.gov>; Best, Lynn <Lynn.Best@seattle.gov>

Subject: Availability of seven former City Light substation properties in northwest Seattle

Folks:

I am circulating this excess property notice on behalf of Maureen Barnes, City Light's Manager of Real Estate Services.

Seven former substation properties located in the northwest part of Seattle are excess to City Light's needs, and are being considered for surplus disposition. These properties are being offered first to other City departments. Any non-utility use of any of these properties will require a transfer of jurisdiction from City Light to the City department which provides the new use, and reimbursement to the City Light Fund of the true and full value of the property.

The properties are:

Site Name	Address	Area, SF	Zoning
1. Ballard	6730 24 <sup>th</sup> Ave NW	5,100	L-2
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7. Sunset	3209 NW 65 <sup>th</sup> St	6,300	NC1-30

The values of the properties will be determined by an independent appraisal prior to the transfer. Each site has had or will have any environmental contamination identified and removed prior to the transfer.

**If your Department would like to acquire any of these properties and has the available funding, please contact Maureen Barnes of City Light's Real Estate Services via e-mail (cc: Timothy Croll) by September 22, 2017.**

Departments which are not authorized to hold real property as assets of their operating funds are requested to coordinate any such requests with Hillary Hamilton of Finance and Administrative Services, at 684-0421. If you have any questions, please contact me at 684-0806.

Thank you.

TIMOTHY CROLL | STRATEGIC ADVISOR  
ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT

 Seattle City Light

timothy.croll@seattle.gov  
TEL (206) 684-0806

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**Croll, Timothy**

---

**From:** Croll, Timothy  
**Sent:** Tuesday, November 14, 2017 2:18 PM  
**To:** Nelson, Laurel *SPD/OEM*  
**Subject:** Additional opportunity for ~~HSD~~ to express interest in seven former City Light substation properties in northwest Seattle

Laurel:

Thank you for taking the time to speak to me on the phone. As I mentioned, City Light is following a process for considering the disposition of seven unneeded properties in NW Seattle. The process, established in Resolution 31424, started with an opportunity for other City departments such as yours to express an interest in acquiring any of these properties for fair market value. This was done on 09/05/17 (see email below). As is often the case, almost all departments (including SPD) did not express any such interest.

The most recent estimate of market value are shown in this chart:

Site Name	Address	Area, SF	Zoning	2017/18 Assessed Value
1. North Beach	9407 19 <sup>th</sup> Ave NW	6,600	SF7200	\$330,000
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This autumn City Light performed extensive outreach to the community to get their input on the disposition of these properties. Resolution 31424 also requires us to double check with those City departments that might be involved in the activities that have been suggested by the public, to see if those departments would be interested in reconsidering their decision to acquire any of these properties. Specifically we received a suggestion that the property at 6109 Phinney Ave N be dedicated to storage of emergency disaster supplies for the Phinney Neighborhood Center (PNC).

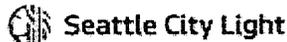
In our brief conversation you stated that SPD/OEM would not be interested in any property acquisitions for this purpose because:

1. Such supplies, if they were purchased and stored for PNC would be better stored at the PNC parking lot itself.
2. SPD-OEM does not have any identified funds for the purchase of City Light's Phinney property at fair market value.

Please confirm if I have correctly understood SPD-OEM's position on these properties and the suggested use.

Thank you for your time.

**TIMOTHY CROLL | STRATEGIC ADVISOR**  
**ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT**



timothy.croll@seattle.gov  
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**From:** Croll, Timothy

**Sent:** Tuesday, September 05, 2017 2:13 PM

**To:** Alvarado, Emily <Emily.Alvarado@seattle.gov>; Ashbrook, Michael <Michael.Ashbrook@seattle.gov>; Astrein, Ken <Ken.Astrein@seattle.gov>; Bretzke, Daniel <Daniel.Bretzke@seattle.gov>; Carpenter, Pree <Pree.Carpenter@seattle.gov>; Craven, Bill <Bill.Craven@seattle.gov>; Cross, Judith <Judith.Cross@seattle.gov>; DeFazio, Patti <Patti.DeFazio@seattle.gov>; Deherrera, Roque <Roque.Deherrera@seattle.gov>; Hamilton, Hillary <Hillary.Hamilton@seattle.gov>; Jacobs, Max <Max.Jacobs@seattle.gov>; Nevins, Chip <Chip.Nevins@seattle.gov>; Huff, Vickie <Vickie.Huff@seattle.gov>; Jung, Mary <Mary.Jung@seattle.gov>; Korathu, Prithy <Prithy.Korathu@seattle.gov>; Lee, Steve <Steve.Lee@seattle.gov>; Lester, Catherine L <Catherine.Lester@seattle.gov>; Noble, Ben <Ben.Noble@seattle.gov>; Richter, Matthew <Matthew.Richter@seattle.gov>; Sheldon, John <John.Sheldon@seattle.gov>; Takahashi, Ken <Ken.Takahashi@seattle.gov>; Yamamoto, Nancy <Nancy.Yamamoto@seattle.gov>; Nyland, Kathy <Kathy.Nyland@seattle.gov>

**Cc:** Barnes, Maureen <Maureen.Barnes@seattle.gov>; Bresnahan, John <John.Bresnahan@seattle.gov>; Best, Lynn <Lynn.Best@seattle.gov>

**Subject:** Availability of seven former City Light substation properties in northwest Seattle

Folks:

I am circulating this excess property notice on behalf of Maureen Barnes, City Light's Manager of Real Estate Services.

Seven former substation properties located in the northwest part of Seattle are excess to City Light's needs, and are being considered for surplus disposition. These properties are being offered first to other City departments. Any non-utility use of any of these properties will require a transfer of jurisdiction from City Light to the City department which provides the new use, and reimbursement to the City Light Fund of the true and full value of the property.

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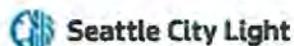
The values of the properties will be determined by an independent appraisal prior to the transfer. Each site has had or will have any environmental contamination identified and removed prior to the transfer.

**If your Department would like to acquire any of these properties and has the available funding, please contact Maureen Barnes of City Light's Real Estate Services via e-mail (cc: Timothy Croll) by September 22, 2017.**

Departments which are not authorized to hold real property as assets of their operating funds are requested to coordinate any such requests with Hillary Hamilton of Finance and Administrative Services, at 684-0421. If you have any questions, please contact me at 684-0806.

Thank you.

**TIMOTHY CROLL | STRATEGIC ADVISOR  
ENVIRONMENT, LAND, AND LICENSING BUSINESS UNIT**



timothy.croll@seattle.gov

TEL (206) 684-0806

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## Croll, Timothy

---

**From:** Alvarado, Emily  
**Sent:** Thursday, December 07, 2017 4:04 PM  
**To:** Croll, Timothy  
**Cc:** Malone, Erika; Korathu, Prithy; Roskin, Miriam  
**Subject:** Ballard Substation Reconsideration  
**Attachments:** Unsuitable Ballard Substation Sites.docx

Tim:

Attached please find our formal reconsideration of the Ballard substation sites. In summary, OH declines to acquire the Leary, Sunset, North Beach, Ballard, and Monroe substations. We have indicated our interest in pursuing acquisition of the Phinney and Loyal Heights substations subject to an appraisal and the resolution of technical issues.

It has come to my attention, however, that one of our affordable housing partners, Homestead Community Land Trust, is interested in purchasing the Sunset site directly from SCL. I am connecting you to my OH colleague, Erika Malone, from the homeownership team, who can help connect you with Homestead to discuss their interest in the Sunset site.

Best,

Emily



Emily Alvarado  
Manager of Policy and Equitable Development  
City of Seattle, [Office of Housing](#)  
O: 206.684.3727 | F: 206.233.7117 | [emily.alvarado@seattle.gov](mailto:emily.alvarado@seattle.gov)

## Memo

**Date:** December 4, 2017  
**To:** Timothy Croll, Seattle City Light  
**From:** Prithy Korathu, Office of Housing  
Emily Alvarado, Office of Housing  
**cc:** Miriam Roskin, Office of Housing  
**RE:** Ballard Substation Surplus Disposition

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### Summary of OH Analysis:

On September 5, 2017, OH received a request to review seven form substation sites identified for disposition. Our analysis of the properties identified the Phinney Substation (6109 Phinney Avenue North) and the Loyal Heights (7750 28<sup>th</sup> Avenue NW) site suitable for residential development due to their size, zoning, and proximity to schools, parks and amenities. OH has indicated our interest in pursuing acquisition of the Phinney and Loyal Heights sites from Seattle City Light subject to an appraisal and resolution of a few technical issues.

An explanation and reconsideration of our findings for the five properties found unsuitable for acquisition by OH is summarized as below:

- 1) **Leary Substation - 1414 NW Leary Way / PMA 569** – Residential development is prohibited on IG2 U/65' zoned land and the surrounding uses in the immediate area are not compatible with residential development.
- 2) **Sunset Substation - 3205 NW 65<sup>th</sup> / PMA 560** – The site's suitability for residential development is considered good. However, the site's zoning and configuration would result in too few units to make it financially feasible to develop with affordable housing.
- 3) **North Beach Substation – 9407 19th Avenue NW / PMA 676** – The site's suitability for residential development is good. However, the single home that could be developed on the site makes it financially unfeasible to develop with affordable housing.
- 4) **Ballard Substation – 6728 24th Avenue NW / PMA 3893** – The site's suitability for residential development is good. However, the small size of the site would result in too few units to make it financially feasible to develop with affordable housing.
- 5) **Monroe Substation – 1405/ 1407 NW 65th Street / PMA 570** – The site's suitability for residential development is good. However, the small size of the site would result in too few units to make it financially feasible to develop with affordable housing.

CBRA

Feb 26 or 27  
9/15/17

Please write your email address below, carefully, if you want to be on the email "interest list" for news around City Light's disposition of seven former substation sites in Ballard / Loyal Heights / Phinney Ridge

Ethan Van Eck - ethan.van@citylight.org

DAVID MEIDE & SUSAN DARLING

Martin Westerman, Seattle Green Spaces Coalition

Rebecca Todd,

MARY ANN HAGEN

Don Benson

Armand Mac Murray

Mike Kuhus

Please write your email address below, carefully, if you want to be on the email "interest list" for news around City Light's disposition of seven former substation sites in Ballard / Loyal Heights / Phinney Ridge

Jim Rockwell

Don Benson

John Mitchell

Jody Grage

DENNIS GALVIN

Tom Friedman

Kerin Carrabino

Scott Morrow

KIRK ROBBINS

~~Tom Bauliff~~

Cherise Gaffney

info@whittierheights.us

THOMAS WHITTEMORE

ERIK PIHL

TOBY THALER



**SIGN IN SHEET**  
**CITY OF SEATTLE OPEN HOUSE/**  
**SEATTLE CITY LIGHT COMMUNITY INFORMATION MEETING ON NW SEATTLE PROPERTY**  
**DISPOSITION PROJECT**  
**NOVEMBER 6, 2017**

Name	Email address if you want to be on the interest list for the City Light project and receive updates
Angie Gervald	
Eric Bloodfield	
ARNFRIDUR SIGURDARDOTTIR	
Irene Wall	
Grant & Tye Morris	
Sue & Lien	
GREG DALE	
Lauren Dudley	
MIKE KOCHARHOOK	
Michael Carruth	
Monica Romano / Bob Weller	
Sarah Lovett	
Susan Darling	
Scott Siekawitch	

**SIGN IN SHEET**  
**CITY OF SEATTLE OPEN HOUSE/**  
**SEATTLE CITY LIGHT COMMUNITY INFORMATION MEETING ON NW SEATTLE PROPERTY**  
**DISPOSITION PROJECT**  
**NOVEMBER 6, 2017**

Name	Email address if you want to be on the interest list for the City Light project and receive updates
Brandi Henderson	
Brett Hawley, Hawley Realty Inc	
Elaine Ike	
Thomas Monroe	
SARA JOHNSON	
John CASEY	
Alice Foggi	
David Dynes	
ARNIE HAMMERMAN	
Ann OS Cordova	
Patricia Saha	
Lisa Henny	
CAROL SUNDHOLM	
il	

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**CITY OF SEATTLE OPEN HOUSE/**  
**SEATTLE CITY LIGHT COMMUNITY INFORMATION MEETING ON NW SEATTLE PROPERTY**  
**DISPOSITION PROJECT**  
**NOVEMBER 6, 2017**

Name	Email address if you want to be on the interest list for the City Light project and receive updates
Jim Jahn	
MIKE MARIANO	
Mami Jahn	
Kathy Kemper	
Peter Kemper	
RAND REDLIN	
JONATHAN CASTRODOLE	
Kathy Kerko	
Janna Stern	
RICHARD SUNOHLUM	
Tatjana Pavicic	
Judy Oerkvitz	
Peggy Sturdivant	
Anne Brink	

**SIGN IN SHEET  
 CITY OF SEATTLE OPEN HOUSE/  
 SEATTLE CITY LIGHT COMMUNITY INFORMATION MEETING ON NW SEATTLE PROPERTY  
 DISPOSITION PROJECT  
 NOVEMBER 6, 2017**

Name	Email address if you want to be on the interest list for the City Light project and receive updates
David GANTHER	
Tiffany Jones	
Cherise Giffney	
Pam & Alan Nissen.	T.
Julie Howe	

**SIGN IN SHEET**  
**CITY OF SEATTLE OPEN HOUSE/**  
**SEATTLE CITY LIGHT COMMUNITY INFORMATION MEETING ON NW SEATTLE PROPERTY**  
**DISPOSITION PROJECT**  
**NOVEMBER 6, 2017**

Name	Email address if you want to be on the interest list for the City Light project and receive updates
Peter Glick	
Marie Jahn	
Lynn Best	seattle.gov
Jake Mihoulides	

# Sign in Sheet to Testify On City Light NW Property Disposition 11/16/17

✓ 1.	Elaine Ike
✓ 2.	Jean Darsie
✓ 3.	Julie Pheasant Albright
✓ 4.	Hadyn Hammerman
✓ 5.	<del>Sue Lenander</del> Sierra Duncan
✓ 6.	<del>Renee Duncan</del> Natalie Collins <span style="color: blue; font-size: small;">Renee Duncan spoke for her</span>
✓ 7.	Peggy Stordivant
✗ 8.	Caroline Hegg <span style="color: blue; font-size: small;">N/S</span>
9.	<del>Sierra Duncan</del> Renee Duncan
✓ 10.	<del>Jim Jahn</del> <span style="color: blue; font-size: small;">Jim Jahn</span>
✓ 11.	Patty Jahn - Amos Cordova
✓ 12.	SARA JOHNSON
✓ 13.	<del>Ida Case</del>
✓ 14.	Aime Brink
✓ 15.	Karen Carlson

11/16/17

34.	Dean Hoshizaki
35.	Sue Leonard
36.	Valerie Miller
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✓ 16.	MICHAEL OXMAN
✓ 17.	Thor Dodson
✓ 18.	Susan Donling Darling
✓ 19.	Dave Boyd
✓ 20.	Robert Drucker
✓ 21.	Mary Fleck
✓ 22.	Janna Stern
✓ 23.	Hannah Hickey
✓ 24.	Michael Zhang
✓ 25.	Penny Barker
✓ 26.	Richard Ellison
✓ 27.	Martin Dollibson
✓ 28.	Clair Staffing
✓ 29.	Eleanor Mahoney
30.	
31.	
32.	
33.	

## Questions to and Answers from Office of Housing Breakout Session, November 6, 2017

**Question:** Would housing would be purchased?

**Answer:** Office of Housing's goal is affordable homeownership.

**Question:** Is the Office of Housing considering the 24<sup>th</sup> street property?

**Answer:** No, the property is too small.

**Question:** Has consideration been given to tiny houses?

**Answer:** Office of Housing only builds housing that demonstrates a return on investment of 50 years – tiny houses don't do that.

**Question:** Can Office of Housing buy the property, put in services, leave trees and other habitat, and rent the land to "leaseholders" that would build their own tiny house? This is happening in Texas.

**Answer:** Office of Housing has not seen this type of arrangement but will Google for more information.

**Question:** What about affordable family housing (e.g., 3 bedroom homes)?

**Answer:** It is a model that Office of Housing is looking at.

**Question:** Is Office of Housing still accepting developer applications?

**Answer:** Yes, applications can be submitted anytime.

**Question:** Is there a huge application process?

**Answer:** Yes.

**Question:** How is affordable housing guaranteed?

**Answer:** Covenants are placed on the land. If the housing doesn't stay affordable, it can be foreclosed on.

**Question:** Would affordable housing affect property taxes?

**Answer:** ???

**Question:** What is meant by nonresidential use allowed on the ground floor for the Loyal Heights property?

**Answer:** This is a holdover and probably would not happen. Housing dollars don't subsidize non-housing uses.

**Comment from Office of Housing:**

It would be a new for Office of Housing to use acquisition dollars to buy from another City of Seattle Department.

**Note:**

President of Phinney Ridge Community Council, Alice Poggi, invited Office of Housing to attend a meeting. Her email is [phinneyridge.council@gmail.com](mailto:phinneyridge.council@gmail.com)

# CITY LIGHT'S NW SUBSTATION PROPERTY DISPOSITION PROJECT COMMENT/QUESTION SHEET

Your email address (if you want a response):

\_\_\_\_\_

Comment/Question:

Spaces should be converted to food

growing spaces / community garden /

pea patch or orchards

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# CITY LIGHT'S NW SUBSTATION PROPERTY DISPOSITION PROJECT COMMENT/QUESTION SHEET

Your email address (if you want a response):

\_\_\_\_\_

Comment/Question:

1. Can you please advertise in the city light bill - any that you have not sent yet + will arrive before Nov 6th. Notify rate payers about your plans for public lands that we own.

2. Go slow, please don't throw away this opportunity for SCL to be a builder or a company on the cutting edge of the future to allow for green spaces + keeping public land in public hands

Thank you  
Aime O'Geary

# CITY LIGHT'S NW SUBSTATION PROPERTY DISPOSITION PROJECT COMMENT/QUESTION SHEET

Your email address (if you want a response):

\_\_\_\_\_

Comment/Question:

Want to know site at  
Leary will remain  
Heady Industrial  
as zoning allows.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# City Light's NW Seattle Property Disposition Project Comment/Question Sheet

Your email address (if you want a response):

J

Comment/Question:

With such drastic change & rate of growth over  
the past few years as well as such political  
upheaval distracting everyone, I feel it is disingenuous  
of the city to rush this through right now. Some  
of these smaller parcels will have very little effect  
on City Light's budget but are precious for the  
community to consider as public assets. Why  
can't some of these slow down or be used  
in temporary fashion, at least until the new  
Mayor has settled in & hopefully a healthier  
era of neighborhood planning can kickstart?  
Seattle is confused & overwhelmed right now.  
Please slow down & allow thoughtful time for  
community input. Also, I was disappointed to not

The city does this  
split into groups.  
before we were split into groups.  
community members to hear each other. Feels controlled.  
group questions from the audience before we were split into groups.  
to often & makes it impossible for community members to hear each other. Feels controlled.

**City Light's NW Seattle  
Property Disposition Project  
Comment/Question Sheet**

1/17/17

Your email address (if you want a response):

Comment/Question:

TRANSFER PROPERTY # 1 (9407 NW 95th ST)  
TO PUBLIC SCHOOLS, MARKUS WHITMAN MIDDLE  
SCHOOL. THE SCHOOL GROUNDS ARE DIRECTLY  
ADJACENT! KEEP THIS LAND IN THE PUBLIC DOMAIN.  
UNWE BERGK, 1921 NW 95th ST

# City Light's NW Seattle Property Disposition Project Comment/Question Sheet

Your email address (if you want a response):

\_\_\_\_\_

- Open space lost is lost forever to the public.

Comment/Question:

- With increasing densification of the City, there is less  
open space/park space per capita. There is a need for

more open space/parks trees to mitigate this. Look at the big  
buildings surrounding  
the properties.

- PARKS Dept is not acquiring new properties. This is wrong.

With the passage of the taxing authority to Parks, there is ample

money to acquire these new properties.

- The community wants these properties as parks,

open space, tree + bird habitat. Pocket parks are a  
necessity.

- 5 year delay on sale

- Opening our communities, we are losing our  
trees and public spaces.

# City Light's NW Seattle Property Disposition Project Comment/Question Sheet

Your email address (if you want a response):

\_\_\_\_\_

Comment/Question:

① Can you give me rental rate for  
each of 7 surplus properties.

Thank you -

Anne

② What is fair market rental for land owned  
(each site) if the city council approved a  
long term rental of land.

ANNE O'LEARY BRANK

PUBLIC HEARING  
SEATTLE CITY LIGHT'S DISPOSITION OF  
SEVEN FORMER SUBSTATION SITES IN NW SEATTLE  
NOVEMBER 16, 2017, 7:00 P.M.

PUBLIC COMMENTS

MARLIS J. DeJONGH & ASSOCIATES  
1400 HUBBELL, SUITE 1510, SEATTLE, WA 98101  
206.583.8711

1 ELAINE IKE: My name is Elaine Ike. I began  
2 working with Seattle Green Spaces in June of 2014, when  
3 there were many substations over in West Seattle that  
4 were going to go through the disposition process, and we  
5 were aware then that some of the most beautiful  
6 substations existed over here in Ballard at that time,  
7 and so we've also been working with community groups in  
8 Ballard about the substation properties.

9 At one time there were about 145 substation  
10 properties, and now we're down to the final, what is it,  
11 20, something like that, and I believe that our City  
12 processes for the disposition process are mired in the  
13 past. They are not adequate for our present, where there  
14 has been so much growth in the Seattle area. There are  
15 other uses, and I think communities, the people in  
16 Ballard, have already indicated that they would prefer  
17 these pieces of public land to remain as P-Patches, as  
18 points of green space, and yet we don't have the  
19 processes by the City whereby we can save these places.

20 So, I would like to propose that these  
21 substation properties be held for another five years so  
22 that the City can catch up with the reality of the  
23 present and get some of the processes enacted that would  
24 allow us to preserve what open space remains. It's not  
25 only the substation properties. There are other public

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1 lands owned by the City of Seattle that need a chance at  
2 preservation. We need to make allowances for growth, we  
3 need to make allowances for housing, but we also need to  
4 make allowances for green space.

5 So, I don't want to speak for those of you who  
6 live in Ballard. I live in West Seattle, but my  
7 grandkids live over here, and I want them to have green  
8 spaces where they can walk to. I want there to be trees  
9 left on properties. So, that's my vision, and I believe  
10 that there are a few of these substations -- there's one  
11 substation, the one in Phinney, that might be adequate  
12 for affordable, or not affordable, low-income housing,  
13 but I don't see the need to convert some of these other  
14 green spaces right now.

15 (End of comment.)

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1400 HUBBELL, SUITE 1510, SEATTLE, WA 98101  
206.583.8711

1           JÉAN DARSIE: My apologies. I got this at the  
2 last minute, and I didn't hear about the original meeting,  
3 so I don't have the information about the question I was  
4 asking.

5           As most of you know, we have a growing  
6 homelessness problem, and we need places for people to be  
7 and to be safely. The encampment on Market Street is  
8 moving today, tomorrow and the next day. They're having  
9 difficulty. The City is struggling to find places for  
10 them to go. I am looking at some of these properties and  
11 thinking this might have been an alternative for them.

12           I see these, the number of encampments,  
13 increasing because the growing population of homeless  
14 people is growing and people are dying out there, dying  
15 on the street. We've got to find places for them to be,  
16 and these managed encampments have proven to be quite  
17 successful. So, I think we should be using some of these  
18 properties for that purpose, and ultimately, when we get  
19 a handle on the homelessness crisis, then these can be  
20 turned into parks planted with trees and all the green  
21 spaces that we need as well, but I don't think we should  
22 be trading human lives for plants at this point.

23                           (End of comment.)

24

25

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1                   JULIE PHEASANT-ALBRIGHT: I am a fourth-  
2 generation not just Ballardite, Sunset Hillite. My  
3 95-year-old mom still lives in my grandparents' house. I  
4 object vehemently to any idea of having any homelessness  
5 encampment on Sunset Hill. We have enough problems  
6 already with the crime from the people down on Market  
7 Street.

8                   I would like to see that property used as  
9 parks, and I think the Parks Department is a little  
10 shortsighted, because if they consider the lookout at  
11 Sunset, the Sunset lookout as a park, a few hundred feet  
12 of grass, the next park is at my old grade school. The  
13 Nordic Heritage Museum is vacating that this weekend, and  
14 the City of Seattle, the School District is taking it  
15 back. So, we don't know what will happen to that park.

16                   It's 20 blocks to the nearest access to Golden  
17 Gardens from 65th up north. That's just the access.  
18 It's miles to the nearest park. So, we're woefully short  
19 on parks in Sunset Hill, but I would hope that they would  
20 never have a homeless encampment on 65th and 32nd. There  
21 is absolutely no bus service, that the City basically  
22 canceled. There are no services whatsoever. It is a  
23 very inappropriate place. Thank you.

24                   (End of comment.)  
25

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1           HADYN HAMMERMAN: I am just going to get right  
2 into it because I have a lot to say and not a lot of  
3 time. My name is Hadyn Hammerman, and I'm here  
4 representing and speaking on behalf of my family that  
5 owns property at 7746 28th Avenue, directly adjacent and  
6 south of the Loyal Heights substation. The following  
7 statement pertains to the Loyal Heights substation.

8           So, first off, I want to talk about trees.  
9 There are multiple large trees that straddle the border  
10 of our property at 7746 28th Avenue NW. The trees in  
11 question are on the northern border of our property,  
12 approximately three feet south of the chain-link fence  
13 that lies along the southern border of Loyal Heights  
14 station. Our family has measured these trees, and in  
15 keeping with DR 16-2008, they qualify as exceptional  
16 trees. These trees truly are exceptional, being the  
17 largest trees in the neighborhood. We are not arborists,  
18 but our understanding is that three of these trees are  
19 Douglas firs and two of them Western cedars, red cedars.

20           We have had concerns about Seattle Light's  
21 harming the trees from digging and dumping in the back of  
22 the lot, including some activity close to the fence line.  
23 Recent tree removal on the Loyal Heights substation in  
24 2016, I think, and digging and cleaning at the front of  
25 the lot was and is of serious concern to us, as the roots

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1 of the trees on the property line extend into the Loyal  
2 Heights substation.

3 It is our understanding that Seattle's Tree  
4 Protection Ordinance pertains to these exceptional trees,  
5 and that because of the size of their crowns and root  
6 system, the development on the property at 7750 28th  
7 Avenue NW could be substantially changed by the presence  
8 of these exceptional trees along the property line.

9 So, next, actually a little bit more, we heard  
10 at a recent public information session that it is  
11 possible the proposed development could be placed as  
12 close as five feet to the boundary line, and we believe  
13 that this would negatively impact these exceptional trees  
14 and might not be legal. The boundary in question also  
15 affects the trees. There is some -- our property and the  
16 placement of the property line fence are disputed. So,  
17 if the Loyal Heights substation does reach farther south  
18 than the fence line, parts of these trees, including  
19 portions of their trunk, may cross the property line. It  
20 is important we determine where it is or whether these  
21 trees actually do, because it may not be legal to build  
22 that close.

23 MR. METZLER: Thank you, Hadyn.

24 HADYN HAMMERMAN: I have a little bit more to  
25 say, if that's all right, just a little bit more.

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1                   SIERRA DUNCAN: Hi. I'm Sierra. This is  
2 actually Natalie right next to me. I'm part of a group  
3 called Plant-for-the-Planet, which is a kid-run group  
4 that tries to help stop climate change by planting trees,  
5 which I think is really important.

6                   The way I think about this is that this land  
7 could be turned into two things, which is green space or  
8 it could be covered in concrete, and it's really, really  
9 important for youth and children, like me and Natalie, to  
10 have this green space in our future. We want to be able  
11 to go outside and see trees and really just live until  
12 we're old and have children of our own and so those  
13 children can have green space. So, it's really important  
14 for us to have a nice space to be in.

15   (End of comment.)

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1400 HUBBELL, SUITE 1510, SEATTLE, WA 98101  
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1           RENEE DUNCAN: So, my name is Renee, and I am  
2 Sierra's mother, and Natalie was feeling passionate about  
3 this issue, but it's tough for a kid sometimes to talk,  
4 and so I'm going to speak for her.

5           I do a lot of driving and taking kids around  
6 with Plant-for-the-Planet that feel very passionate about  
7 saving green spaces for their peers, kids who have  
8 asthma, kids who, you know, don't actually even get out  
9 to enjoy the outdoors as much as my kids, or some of the  
10 kids that go to our school, because we have programs that  
11 actually do get kids out into nature, but it's so  
12 important to so many of them.

13           And, I think the one time when my daughter was  
14 speaking to City Council, the Attorney General started to  
15 squirm when she said, "You know, you talk about the  
16 money, you talk about so many different kinds of things,  
17 but this is my future. You're saying that you don't have  
18 enough money or you don't have the will or you don't  
19 have -- you have so many other problems but this, the  
20 trees, the air that I breathe, the water that the trees  
21 cleanse that go into the rivers, that go into the Puget  
22 Sound. This is my future."

23           And, I think that that's why Natalie came along  
24 with Sierra, and there were five other kids who told her  
25 that she wanted to come, or they wanted to come when they

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1 heard at lunch that there was an opportunity here to  
2 speak up, and, you know, they were busy and they had  
3 soccer games, and they weren't able to get it together to  
4 have their parents come, but it's something that the kids  
5 feel passionate about.

6 (End of comment.)  
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1 PEGGY STURDIVANT: I brought props, because  
2 what I want you to see is, this isn't the first time that  
3 the community has had to go to bat for a substation.  
4 Back before they changed the process and bundled them  
5 together, when they announced the first time the sale of  
6 Sunset, there was a group that had a DON Grant and spent,  
7 I don't know how many hours, days, months working on a  
8 plan that would have involved artists, work studios and  
9 community solar, but at the time that wasn't, you know,  
10 considered to be of interest.

11 So, now it takes a lot of time to build the  
12 support to get the grants, to get a nonprofit to be able  
13 to do something in a piece of land. These are pieces of  
14 land that the communities always considered theirs. They  
15 were landscaped. What I'm asking is for more time so  
16 that each community can be part of the process of  
17 determining what is the best use, is it artist studios,  
18 is it a P-Patch. In the meantime they could be rented  
19 for fair market value, as the City has already been  
20 renting the Market Street substation for the temporary  
21 encampment.

22 So, there is a precedent. I think these have a  
23 greater value in the future and selling them now is  
24 incredibly shortsighted. Their value is unknown to us at  
25 this point, and if they net \$4 million, that is really

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1 nothing compared to what they could do as a community  
2 asset. Thanks.

3 (End of comment.)  
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1           JIM JAHN: My name is Jim Jahn. I'm the  
2 current owner of Auto Connections Seattle, and the  
3 property No. 6, which is 1414 NW Leary Way. We're  
4 completely different, in the way that we have been a  
5 paying tenant at this address, than the other properties,  
6 which are all land and dirt. We've been there 12 years  
7 and love the location, love the site, and would really  
8 appreciate the City Council entertaining keeping us in  
9 there as long-term tenants and not moving us out. I  
10 currently am employing four people. We are an automotive  
11 sales operation there that generates lots of tax revenue,  
12 sales tax, B&O tax. I mean, for me it's a positive  
13 situation for the City Council to entertain and consider.

14           My sister owns a business right next door to  
15 me. We both grew up and have lived in the Queen  
16 Anne/Ballard area our entire lives. We're going to fight  
17 our way to try to keep this location, keep it as a  
18 functioning successful business, and would really  
19 appreciate the City Council's consideration on keeping us  
20 there.

21                           (End of comment.)  
22  
23  
24  
25

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1            AMOS CORDOVA: My name is Amos Cordova, and  
2 this is my wife, Patty Jahn. We own the property next  
3 door to Jim's and currently hold a permit from Seattle  
4 City Light on this property for the last 12 years, and  
5 our position on this is that we think that it should be a  
6 community area value that we decide on these properties,  
7 whether green space, whether use for businesses, like  
8 Jim's property is used right now, which is unique to all  
9 of these seven properties. It probably shouldn't even be  
10 on this list because it is not a vacant property. It is  
11 the only one with a building on it, the only one with  
12 utilities on it, and it fronts on Leary.

13            It's also zoned industrial. It's the only  
14 property here that has an industrial zoning, which  
15 doesn't have the value that some of these L2's and some  
16 of these single-family zonings have; and our position is  
17 that there is enough that the City Council is trying to  
18 do to help the business in this area, and we would like  
19 to see them continue that with our area there at Leary  
20 Way. Thank you.

21            (End of comment.)  
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1           SARA JOHNSON: So, I am part of the group that  
2 just spoke. I am the tenant next door, and I have been  
3 in business in Queen Anne and Ballard for 26 years; and  
4 my thought of this, not only do I think that this space  
5 is very different than the green spaces out there that  
6 you are offering up to a possible sale, this is an  
7 industrial space. It carries a small business, and I  
8 have recently had to move from my previous space to this  
9 wonderful space that I'm in in Ballard, and there are not  
10 a lot of spaces for small businesses. It's very hard.

11           We do pay a lot of taxes. I personally employ  
12 13 people. I like to have the community of the neighbors  
13 that we have, and that we're having all of these great  
14 small businesses that bring in both industrial and other  
15 local businesses that are great to the community both for  
16 spending money, for paying taxes and for bringing money  
17 into the city.

18           And, in addition to that, I can't -- I own a  
19 business. I'm not quite sure how this onetime sale,  
20 under a million dollars, nets you a better profit than a  
21 continual income to be reaching out on a long-term lease.  
22 That just doesn't make sense to me, being a small  
23 business owner. Thank you.

24                           (End of comment.)

25

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1                   JOHN CASEY: My name is John Casey. I  
2 currently work for Auto Connections Seattle in Ballard.  
3 I have done that for 12 years. I really enjoy working in  
4 Ballard. The people around there are fantastic. We have  
5 a lot of good clients that come from all over the United  
6 States to buy cars in Ballard and we ship them all over.  
7 I just got a call a couple of hours ago, a guy, that  
8 we're sending a car to Alaska.

9                   So, we do a really good job in Ballard. I like  
10 working there and I would like to continue working in  
11 Ballard. If the City would let us stay there, I would  
12 like to do that. Thank you very much.

13                                   (End of comment.)  
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1 ANNE BRINK: I am Anne Brink. I remember David  
2 Brink, who was parks director in Kirkland, and 50 years  
3 ago he had the foresight and was able to convince the  
4 City Council of a vision of buying as much vacant land as  
5 they could, and you can see the results of that today,  
6 Kirkland has lots and lots of green spaces, and I think  
7 it was really hard back then because they didn't have a  
8 lot of money, but they foresaw the future and so they set  
9 aside some of the vacant land.

10 We have a park plan, and it's a seven-year  
11 plan, and there are gaps in the area where these green  
12 spaces are, but they're like a block out of the gap,  
13 across the street from the gap boundary, etc., etc.

14 I think it's really important that -- and the  
15 Parks Department said, "Well, we don't have the money  
16 right now." And I said, "Well, when you do have the  
17 money, there won't be any green spaces left." And they  
18 go, "Oh, we'll just tear down the houses." And I said,  
19 "Really?"

20 So, I think we should set these sites aside,  
21 the ones that aren't being used, and keep them until the  
22 Parks Department can catch up with their seven-year plan,  
23 because their plan is to have more parks and green spaces  
24 in this area.

25 So, I wanted you to just think about this, how

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1 many trees we could put on each lot, and the North Beach  
2 site, we could put 54 trees; Loyal Heights, 72 trees;  
3 Sunset Hill, 54 trees; Ballard, 54 trees; Monroe, 40  
4 trees; Leary, 81 trees, but I like the small businesses,  
5 so maybe you could have 10 trees.

6 UNIDENTIFIED SPEAKER ONE: How about five?

7 ANNE BRINK: Eight?

8 UNIDENTIFIED SPEAKER ONE: Done.

9 UNIDENTIFIED SPEAKER TWO: I'll go for eight.

10 ANNE BRINK: Phinney, we could have 50 trees.  
11 We could have 405 trees. And how many million dollars,  
12 four? \$4 million, 405 trees.

13 (End of comment.)

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1           MICHAEL OXMAN: Hi, friends. I'm Michael  
2 Oxman. I'm an arborist. So, I just wanted to let you  
3 know that King County Council has a goal to plant one  
4 million trees. So, where are we going to put these  
5 trees? I think on these substation properties would be a  
6 fantastic place.

7           I went to the Urban Forestry Commission's  
8 annual joint meeting with staff that works for the City,  
9 that handles their urban forestry, and there was a  
10 bombshell dropped there by the city arborist with Seattle  
11 Department of Transportation, and he said that they had  
12 grossly underestimated their population of trees that  
13 are in the city right-of-ways by 50,000 trees. So, I  
14 just wanted to point out that we have a canopy cover  
15 survey that changed over five percent in four years, and  
16 so we're talking about a million and a half trees and  
17 they underestimated that by several hundred thousand  
18 trees. The City has inexact science that they're using,  
19 and this process of divesting surplus assets is typical  
20 of that.

21           And, when you talk about the green space, the  
22 developers have a chokehold on our city council members  
23 for the reelection campaign fund contributions. So, our  
24 city council members are politicians that depend on  
25 reelection, and the only way they can get reelected is if

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1 the development community pays into their fund, and of  
2 course when you have conflicting goals, such as more  
3 housing needed and more green space needed, guess which  
4 one wins?

5 We have this compromise down at City Hall, and  
6 the politicians are compromising in favor of concrete,  
7 and unfortunately tree roots cannot live in concrete. We  
8 have some laws that say that the feeder root zone is  
9 double the drip line of the tree. In a conversation that  
10 I had today with the Department of Construction and  
11 Inspection, he told me today that they have never  
12 enforced that drip line protection since it was passed in  
13 2009.

14 So, we have a bunch of goals that don't reflect  
15 our situation, we have a bunch of policies that don't  
16 reflect our situation, and we have some compromised  
17 political situations that result in us doing massive  
18 clear-cuts, and this is just one more tool of  
19 development. Thank you.

20 (End of comment.)

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1           THOR DODSON: With the advent of climate  
2 change, food security will be an increasing issue. The  
3 City of Seattle should have public land and labor for  
4 growing trees, planting crops and raising chickens. Such  
5 an effort, fueled by city farmers as well as local  
6 volunteers, people are eager to learn about this, connect  
7 to the land they live on, be part of the food they're  
8 eating, will not only decrease Seattle's dependence on  
9 the industrial agricultural system but also increase our  
10 resilience to climate change. And, that's everything I  
11 wanted to say. Thank you.

12                           (End of comment.)  
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1                   SUSAN DARLING: Hello. My name is Susan  
2 Darling, and I live near the Loyal Heights substation. I  
3 definitely want it for green space, and please do not cut  
4 down those beautiful green trees. I have many, many  
5 neighbors here tonight. We love those trees. Don't cut  
6 them down.

7                   And, also, I would like to say that the Loyal  
8 Heights Elementary School has recently paved over their  
9 playground. There is no place nearby for the children,  
10 and we're having more children move into our neighborhood,  
11 there is no place nearby for them to go and play in a  
12 playground or a green space. They can't walk down to  
13 Golden Gardens the 250 steps; I went down. Sunset Hill  
14 is very far away. The community play field is very far  
15 away. They would have to have cross busy streets.

16                   So, please keep that space as green space, a  
17 P-Patch, something where the children can go and have  
18 some green space. Keep those beautiful very old fir  
19 trees; and keep in mind, please, that other substations  
20 can be used, as other speakers have said, to keep green  
21 space in Seattle. We definitely need it. Thank you very  
22 much.

23                                   (End of comment.)  
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1           DAVE BOYD: My name is Dave Boyd. I've been on  
2 the board of Groundswell NW for 20 years. I've been a  
3 Ballard resident for 30 years, coming on 30 years.  
4 Groundswell has been working to create community parks  
5 and habitat in Northwest Seattle for 25 years plus.

6           The 1991 Parks Comp Plan showed that Ballard  
7 had the least open space per capita of any Seattle  
8 neighborhood outside of downtown. We have made some  
9 gains, but we have also gained a huge amount of  
10 population, so I'm sure we are even further behind the  
11 curve now. To address that, we've tried to promote  
12 keeping public lands in public hands and that everybody  
13 should be able to walk to some public open space without  
14 having to cross an arterial. They should be able to send  
15 their kids to a public open space.

16           In '95, '96, we did an open space inventory for  
17 the whole district, and one thing that we identified  
18 there were these nine City Light substations as  
19 opportunities. That was reinforced in the '98 Crown  
20 Hill/Ballard Neighborhood Plan, which identified all of  
21 those for potential community use. The City's response  
22 at that time was that they would be considered on a  
23 case-by-case basis. At this point, having to deal with  
24 seven of these at once, puts us at a disadvantage as an  
25 all-volunteer group. That's a big task to take on, the

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1                   ROBERT DRUCKER: My concern is that the rules  
2 for disposition of City Light property have changed.  
3 Council legislation that was passed in 1998 specified  
4 that the parcels would be considered one by one, and  
5 criteria included consideration of the neighborhood plans  
6 that had been adopted in 1998. Twenty years ago these  
7 neighborhood plans called specifically for public use of  
8 the substations. The last time City Light tried to sell  
9 the Sunset substation, those are the rules the community  
10 played by.

11                   Two or three years ago City Light asked the  
12 City Council to change the rules. That's why City Light  
13 is allowed to sell seven parcels at once. Notification  
14 rules changed. That's why so many in this community  
15 haven't been informed about this sale. We would indeed  
16 have to watch City Council like a hawk to be aware of  
17 this change. City Light certainly never informed the  
18 community. Because the rules have changed, this sale  
19 should be postponed. Thank you.

20   (End of comment.)

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1           MARY FLECK: Hi. I'm Mary Fleck from Seattle  
2 Green Spaces Coalition. The City has lost sight of  
3 something, the fact that we are human beings and that we  
4 breathe air and that we drink water, that we have  
5 offspring and we raise them, and the City has lost sight  
6 of the fact that we need green space and trees for our  
7 health. That's part of liveability. It's just not all  
8 about houses and buildings, but places to live and  
9 breathe.

10           The City has no long-range planning that  
11 they're actually implementing for green spaces in our  
12 communities. There is one estimate by the City that says  
13 we're going to need 434 more acres more of green space to  
14 accommodate our growing population, but the City doesn't  
15 actually have a plan to have this happen. Instead,  
16 they're selling off properties, and it's unfair to ask us  
17 community members to do the City's job. There is a way  
18 that the City can keep these for public benefit, because  
19 we have a lot of money that the City has called REIT  
20 money and there are millions of dollars. Now, the City  
21 can purchase the land from Seattle City Light to allow it  
22 to be used for public benefit, renting it to community  
23 groups for P-Patches or recreation.

24           So, here's what you need to do: Coming tonight  
25 was great, but it's all going to be recorded, right?

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1 Council@seattle.gov, council@seattle.gov. Email your  
2 City council members now or tomorrow or tonight and tell  
3 them we want a five-year delay, and we want the City to  
4 make it possible for these to be used for community  
5 benefit. It's in the neighborhood plans.

6 And, also, on your way out, please get our  
7 little flyer. You can check us on Facebook. And please  
8 sign our yellow sheet to keep informed. After you email  
9 your council members, get in touch with us and find out  
10 what else you can do. Thank you.

11 (End of comment.)  
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1                   JANNA STERN: Hi. My name is Janna Stern, and  
2 I work for Auto Connections Seattle. I, ironically, got  
3 to spend the last four days in the rain forest over at  
4 Quinault, and I got to go on this nature walk this last  
5 weekend with this lady that hugged the trees and told me  
6 the story about how the trees rose up into the sky,  
7 right, and became the red cedar.

8                   And, ironically, I sell cars, the one thing  
9 that we know has a need of having trees to clean that  
10 air, right? But one of the things about selling cars  
11 that I often hear about is, what are you doing selling  
12 cars. I don't even like cars. That's the thing. I like  
13 helping people through a process that is frustrating,  
14 kind of like these people over here, they're supposed to  
15 be helping us through a process that is frustrating.

16                   I get to work for Jim Jahn, who I have known  
17 since the year 2000, and I was invited to join he and  
18 John in 2014, and I get to work in Ballard and I get to  
19 help people make decisions for something that is going to  
20 affect how they get to their jobs and what they do, and  
21 what is going to be right for their family, and I would  
22 like to keep doing that in Ballard because we need people  
23 every single day that come in and say, "Wow, this is  
24 really a better experience in buying a car."

25                   And, I know that the job of the City to sell

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1 property and make money doesn't have anything to do with  
2 the idea of how it is I help people make a decision to  
3 buy a car, but I also know that having businesses that  
4 pay taxes and that provide jobs and that do good for the  
5 community make it a better place to live. So, I hope the  
6 City will consider letting Auto Connections Seattle stay  
7 in the property where we've been, please.

8 (End of comment.)  
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1           HANNAH HICKEY: Hi. My name is Hannah Hickey.  
2 I live about two blocks away from the Loyal Heights  
3 substation. I have two kids who are six and nine.

4           And, I don't argue that it makes sense for  
5 Seattle City Light to dispose of these properties and  
6 help balance its books, but it makes no sense in the  
7 broader context of Seattle for us to give up public land.  
8 Seattle is growing, Loyal Heights is growing, Sunset Hill  
9 is growing. I just saw the plan last week. The area  
10 just east of this is planned for sale and the area in the  
11 north in Crown Hill, and I support those moves, but you  
12 have to have amenities for all those people.

13           Loyal Heights Elementary is in the middle of  
14 being rebuilt. They are expanding the school and they're  
15 expanding the building space at the expense of the  
16 playground. So, there is a lot of pushback from families  
17 who are unhappy that this playground is going to be  
18 halved in size, but the school says that they need to  
19 plan for these children in the future, and the families  
20 say where are these children going to play.

21           So, I pass by the Loyal Heights substation  
22 every day several times, and it is a perfect location for  
23 a park. Maybe from a map it looks like there's lots of  
24 green space around here, but, as other people have said,  
25 there really isn't. One of the big green spaces is down

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1 to Golden Gardens. That's a steep embankment. It's not  
2 a place for people to gather or kids to play. And, what  
3 we want is not places, parks that people would drive to;  
4 we want just a small place that people could walk to with  
5 their kids, meet their neighbors, and then get back in  
6 time for lunch or nap time.

7 Seattle is really lacking in these types of  
8 spaces. I've seen in other places smaller pieces of land  
9 in much less promising locations been made into wonderful  
10 space, and I'm excited about the possibilities for the  
11 Loyal Heights substation in particular. Yeah, it just  
12 seems crazy to me or at least incredibly shortsighted to  
13 sell this land. We need to delay the decision and plan  
14 for the future.

15 (End of comment.)  
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1 DEAN HOSHIZAKI: I would like to take a quick  
2 survey of the people here. Let the record show there is  
3 approximately 60, 65 people here. I assume you can all  
4 hear me. Okay, great.

5 If you had three choices of these properties  
6 and their disposition, since this is a disposition  
7 meeting, of the choices of public, a nongovernment  
8 organization, such as a church, school or club, or a  
9 private individual, I would like the record to show how  
10 many people of this group would choose for the public to  
11 keep the properties. Let the record show it is almost  
12 unanimous.

13 Given a choice between a nongovernment  
14 organization and a private individual, what would be your  
15 choice? How many people would have a nongovernment  
16 organization, such as a church, school or club, take  
17 these properties?

18 UNIDENTIFIED SPEAKER: As opposed to a private  
19 individual?

20 DEAN HOSHIZAKI: As opposed to a private  
21 individual.

22 UNIDENTIFIED SPEAKER: Or a nonprofit?

23 DEAN HOSHIZAKI: Nonprofit, yes. Someone who  
24 benefits the community. Let the record show maybe  
25 70 percent.

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1                   And that's all I have to say. I would just  
2 like to say thank you to the people who work for Seattle  
3 for your efforts.

4                                   (End of comment.)  
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1           SUE LENANDER: Hi, everybody. My name is Sue  
2 Lenander. I volunteer with a group of kids,  
3 Plan-for-the-Planet. It is an organization that was  
4 started by a fourth-grader in Germany in 2007, and now  
5 they're in 193 countries and there's 64,000 kids who have  
6 gone through training to learn the most important thing  
7 that there is to know for this generation, that we have  
8 climate change because we have too much carbon in our  
9 atmosphere and that we have to plant a trillion trees to  
10 sequester all of that carbon and put it back into the  
11 ground. That's the best way to get that carbon back and  
12 to turn climate change around, and so it doesn't make any  
13 sense for us to keep putting dollars and profits ahead of  
14 what our planet needs and what our children need.

15           This land is their land, and because of my  
16 generation, me driving cars and taking trips all over the  
17 world and living a really good life, I'm leaving my kids  
18 and my grandchildren a broken planet. So, I want to do  
19 everything possible until the day I die to turn climate  
20 change around so my kids have a chance to have a  
21 habitable planet, and that means trees are 50 percent of  
22 the solution for climate change. They're trying to spend  
23 billions of dollars to come up with some crazy ideas to  
24 find vacuum cleaners to suck carbon out of the air, when  
25 all we have to do is just plant a tree; and that's, by

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1 the way, we get 50 percent of the oxygen, every breath  
2 that you take, from trees and the other half from the  
3 oceans. So, we have to take care of the oceans and we  
4 need to take care of our trees.

5 I appreciate you all coming tonight, and for  
6 the kids, the future kids, it's really important for us  
7 to give our lives now to help them have a good future.  
8 Thank you.

9 (End of comment.)  
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1 VALERIE MILLER: Hi. Good evening. My name is  
2 Valerie Miller, and I am speaking also on behalf of the  
3 Hammerman family. They're adopted family to me, lifelong  
4 friends, and I am their real estate agent. So, I am the  
5 "to be continued" from their wonderful son Hadyn, who  
6 talked a lot about the interests of their family as  
7 opposed, or in regards to the Loyal Heights substation.

8 They have some concerns that they want to make  
9 sure are known. One, is that there is a dispute on the  
10 property boundary. So, there is a fence in the area that  
11 they have been maintaining and solely using for 17 years.  
12 So, there's not -- there's a little bit of question about  
13 that.

14 There is a big question about determining the  
15 appropriate rights and protections as they relate to the  
16 exceptional trees on the property, and it includes  
17 understanding what the development limitations are on the  
18 property before it is sold. It is necessary to establish  
19 the fair market value of the property, as it is sold  
20 internally, to the Office of Housing, Parks and  
21 Recreation Department or any other City entity, or to a  
22 developer, given the size of the crowns of the trees and  
23 the type of the development that can be put on the  
24 substation property because of the roots and the crowns  
25 of the trees. This should be established, obviously,

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1 before the property is sold.

2 Now, the Hammerman family has been instrumental  
3 in creating a grassroots organization that saved a  
4 hundred-acre parcel in the city of Mukilteo that is now  
5 owned by the City of Mukilteo and is enjoyed as a public  
6 property called the Japanese Gulch. They would  
7 definitely have an interest in being a part of something  
8 like that to maintain this property as a park or a public  
9 space that would be able to be used by the community, and  
10 so that would be what they would like to see done as  
11 well.

12 So, I think that I have touched on the things  
13 that were most important to them, and, hopefully, it  
14 sounds like the community is in agreement that they would  
15 like to get together and make this happen. So, now what  
16 do we do to do that.

17 (End of comment.)

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206.583.8711

1           PENNY BARKER: My name is Penny Barker. I live  
2 right next door to the Sunset Hill substation. I own the  
3 fourplex on that property, and I also live there. It's  
4 become kind of a noisy property that I have because of  
5 the restaurant Picolinos that went in there, and  
6 Mr. Bailiff, who owns Picolinos, would like to have that  
7 property. He now has a permit to use it temporarily. I  
8 fear that if he has it there's going to be a lot more  
9 noise, and his restaurant is already very noisy in the  
10 evenings, and I think it will be twice as noisy now.

11           But, that's really not even the point that  
12 concerns most of us. It's that the neighborhood has been  
13 pressing for years for a P-Patch or some other green  
14 space at Sunset Hill, and we have put a tremendous amount  
15 of time and money into trying to save this little  
16 6,000 square foot piece of property.

17           Another thing is that the 4.9 million, the  
18 accumulated value of all these substations, I have never  
19 heard how much the average ratepayer is going to save,  
20 how much his bill is going to be reduced by this \$4.9  
21 million.

22           Can you give me figures on that, even  
23 approximate? This is an important point, because if it's  
24 such a big deal to the City not to cheat the ratepayers  
25 and let them lower their bill, then it's really important

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1 to know just how much as a ratepayer I'm going to save on  
2 this. Would you agree with me?

3 TIMOTHY CROLL: Well, I will give you my best  
4 guesstimate. I mean, City Light revenue in a year is  
5 hundreds of millions of dollars. So, of course the  
6 effect of this depends on what, you're commercial and how  
7 much energy you use, etc., etc., etc., but that gives you  
8 an idea of the size of the bucket.

9 PENNY BARKER: I feel that it can't be  
10 justified, as the ratepayers are going to all be  
11 desperately angry with this, if you sell any of these  
12 substations.

13 But, back to my original point, we did have,  
14 which has been mentioned earlier, about the money that we  
15 spent hiring a company to come and figure out what we  
16 could do with a photovoltaic cell park and/or possibly  
17 some other kind of a green space there, and considering  
18 how little green space there is in the neighborhood, I  
19 think it's going to be tragic if Sunset Hill substation  
20 goes away. Thank you.

21 (End of comment.)

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1           RICHARD ELLISON: Hello. My name is Richard  
2 Ellison. I'm a homeowner in Seattle, and I'm with a  
3 group called TreePAC. I am also a biology teacher.

4           I have a number of comments that relate mostly  
5 to the idea that Seattle is developing very quickly. The  
6 City has a mantra right now that affordable housing is  
7 everything and we must densify the city, but they're not  
8 providing mitigation for that, and part of the mitigation  
9 is providing more open space, more park space, so these  
10 public lands are potentially more and permanent open  
11 space and park space. Once this property is gone and  
12 goes into private lands, it will never become open space,  
13 it will never become park space.

14           So, what is happening here, this is a permanent  
15 transformation of potential open space, park space,  
16 public property that will never become public property  
17 again in the lives of everybody in this room and for the  
18 citizens for many generations to come. So, this is part  
19 of the permanent transformation. As the City is asking  
20 for zoning changes to densify the city, as we're losing  
21 the single-family zoning in some areas, as we're going to  
22 have accessory dwelling units in backyards in more areas,  
23 we lose our treescape, and so any mature trees that we  
24 may have are opportunities, because part of it is, as my  
25 arborist friend would probably say, you have to have a

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1 lot of soil to grow a big tree. So, if you have only  
2 these narrow strips, because you are building from lot  
3 line to lot line, there is no space for big trees  
4 anymore. So, if you have a parcel that can allow a big  
5 tree to grow, this is a public amenity. So, again, this  
6 could be good park space.

7 The fact that the Parks Department has not  
8 purchased these properties and shows no interest is  
9 not -- is wrong, because the Parks Department is really  
10 not trying to buy any properties anywhere in the city.  
11 It's just not these parcels, it's any parcels in the  
12 city, and this is wrong, because we as citizens passed a  
13 bond issue giving them basically carte blanche to tax us  
14 to buy more parks and they're not taking that opportunity.

15 The community here wants this as parks. So,  
16 we're telling you, we want to save this property for us.  
17 So, if you don't do it, it's basically going, flying in  
18 the face that you don't really care about what the  
19 community wants. Put a five-year delay on the sale.  
20 Please save these properties. Thank you.

21 (End of comment.)  
22  
23  
24  
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1           MARTIN DOLLIBSON: Hello. My name is Martin  
2 Dollibson, and I just have a question that I would like  
3 to enter into the record.

4           Have there been any discussions or negotiations  
5 for either the transfer or the sale of these properties  
6 outside of the process as you have described it?

7           TIMOTHY CROLL: Not since I've been involved in  
8 it.

9           MARTIN DOLLIBSON: Is it possible to get an  
10 official answer to that question outside of your own  
11 experience?

12           TIMOTHY CROLL: Well, that is a very general  
13 question. I mean, we have owned the properties for  
14 decades, so I don't know.

15           MARTIN DOLLIBSON: In regards to their current  
16 disposition, you have described a process that you are  
17 mandated to follow, and my question is, has there been  
18 any discussions or negotiations outside of that process?

19           TIMOTHY CROLL: Not for permanent sale of them,  
20 no.

21           MARTIN DOLLIBSON: Thank you.

22                           (End of comment.)

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1           CHERISE GAFFNEY: Hi. Thank you. I'm Cherise  
2 Gaffney. I am the homeowner that is adjacent to the west  
3 of the North Beach substation property, and my other  
4 neighbors and I are very concerned about the potential  
5 development of that property. For those who don't know,  
6 that property is sandwiched between single-family houses  
7 and then the Whitman track a little bit. It doesn't have  
8 a full driveway. I don't know how it could. It only  
9 overlaps the portion of the dead end at 19th, and there  
10 is already quite a bit of traffic on 19th for people who  
11 are parking to go up to the track.

12           So, my neighbors and I are very concerned about  
13 the potential sale of that to a private developer. I  
14 think, because it's zoned single-family, it's the only  
15 property that is being considered for sale right now in  
16 this area that is single-family zoned; and I think what  
17 we can all foresee is that somebody is unlikely to buy  
18 that and think, "I'll just put, fine, put a single-family  
19 house on there."

20           I think what we all can foresee is that whoever  
21 buys that property for development is going to look to  
22 put as much stuff on that property as they can squeeze  
23 in, cutting down everything that is on there now and  
24 shoving a bunch of houses or something on there; and I  
25 don't actually have confidence that they won't be able to

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1           ELEANOR MAHONEY: Hi. My name is Eleanor  
2 Mahoney. I think I am, maybe, the only one here  
3 representing the south part of the neighborhoods under  
4 consideration. I live in Fremont. I'm a renter, I live  
5 in an apartment, and I want to talk a little bit about --  
6 and I have a young son, and I want to talk about how  
7 important it is to have access to small green spaces when  
8 you have those kind of constraints.

9           When you get home from work at 5:30 and it gets  
10 dark so early, especially in the winter, you need to get  
11 to a park fast. With a two-year-old, I can't walk to  
12 Woodland Park. I can't walk even over to B.F. Day, but I  
13 can walk to Peak Park, if people are familiar with that  
14 small green space, and it is a lifesaver for us. When  
15 you don't have a yard to go to, you need these small  
16 areas that are walkable. We only have one car, so I  
17 can't drive with my son somewhere in the afternoon.

18           So, I really want to emphasize how important  
19 these spaces are to renters. There are a lot of renters  
20 in Seattle, our numbers are growing; there are a lot of  
21 apartment dwellers, our numbers are growing. We need  
22 these spaces.

23           I also want to emphasize -- I want to go back  
24 to one of the early comments that was made about the  
25 homeless crisis. We are in a homeless crisis, and the

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1 City does need money, and some of these spaces could be  
2 used. I live near the Phinney Ridge space. That is  
3 under consideration for affordable housing. I think that  
4 that's a decision that the community could come together  
5 on, but there's no one else from Fremont or Phinney Ridge  
6 here. There's not enough meetings taking place for  
7 people from those communities to comment. We need a  
8 meeting in our part of the city as well.

9 And, I think postponing the decision on these  
10 properties, not all at once, is also in the communities'  
11 benefit. Once you sell public land, it's never going to  
12 be in public hands again. You know, the price is going  
13 to go up. Within three years these parcels are going to  
14 be worth \$12 million. It's so shortsighted for the City  
15 to sell this land.

16 It doesn't all have to be P-Patches and parks.  
17 There might be too much mitigation, but it should still  
18 stay in public benefit. It would public or affordable  
19 housing in that case. Do not turn it over to for-profit  
20 developers. The City has already done too much of that.  
21 I really want to emphasize that point, that once this  
22 land is gone, we will never have access to it again.  
23 Thank you so much.

24 (End of comment.)

25 (Public hearing adjourned at 8:15 p.m.)

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206.583.8711



**Croll, Timothy**

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**From:** Douglas White  
**Sent:** Monday, October 02, 2017 8:32 PM  
**To:** SCL\_RealProperty  
**Subject:** 6730 24th Ave NW property use

I will be out of country during all public forums.

As such, I wished to voice my request that the lot at 6730 24th Ave NW be transformed into a small park or P-patch.

I live directly next to this lot and would prefer a green view over the extremely gray and concrete view we have now.

Thank you,  
Doug

**Croll, Timothy**

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**From:** michaeleen maher <...>  
**Sent:** Tuesday, October 10, 2017 1:17 PM  
**To:** SCL\_RealProperty  
**Subject:** Sunset Hill Substation I coffee at Picolino's Substation and want to support the open space and the garden which Picolinos has already started.

How can you lease the property to Picolinos with the understanding it would be available for a Grand Garden and Greenhouse Project and then post notice of your intent to sell the Sunset Hill Substation?

If the sale is to proceed the land most likely will be sold to a developer for high density housing. Which is contrary to the community desires for an open space.

You will lose all your credibility in the neighborhood. (speaks with forked tongue). Betrayer, fraud, double dealing, are just a few of the possible names that come to mind.

Your email address has the letters Gov ( which signifies that you are part of the U.S. Government). You there- fore are a service for the People. We love Picolinos and the new Garden Project. Don't dismiss us.

Sincerely,  
Michaeleen Maher

**Croll, Timothy**

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**From:** Gaspar Luna <\_ >  
**Sent:** Tuesday, October 10, 2017 3:14 PM  
**To:** SCL\_RealProperty  
**Subject:** Sunset Hill Substation

Sent from my iPad. I have been a customer at Picolinos for the past six years and support its management in its serious effort to maintain the open space and garden at this location!The community is grateful that this space has been used for this wonderful project that is beneficial to an entire community rather than to developers that would do selfishly self gratified projects!!!Having open space with garden and grounds has long been a community desire and we are grateful that Picolino's has since committed fully to make this dream a reality for an entire community!we all seriously support Picolino's effort to abide by the lease commitment of making the Grand Garden & Greenhouse project for the benefit of our community!!!!

## **Croll, Timothy**

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**From:** Kris Krafft < >  
**Sent:** Friday, October 13, 2017 11:25 AM  
**To:** SCL\_RealProperty  
**Cc:** picolinos@earthlink.net; O'Brien, Mike  
**Subject:** Sunset Hill Substation

To whom it may concern,

I am writing this letter to offer a voice and opinion on the matter of the future use of the abandoned Sunset Hill Substation lot located near 6415 32nd Ave NW.

I have been informed that the anticipated use of said property, as an open garden and event space for the adjoining business, has been halted due to potential auction sale.

As a small business owner, I greatly appreciate what the current business, Ristorante Picolinos, has offered to my community. Not only is it a welcoming community center, it also regularly acts as a meeting space and general place of business for myself and my clients. The continued success and expansion of such a valuable community asset is surely in the best interest of the current land owners and the community. I see no benefit in allowing a developer purchase the land for yet another set of high density housing. We have been looking forward to this open space for some time and are very disappointed to learn that this future may now be in jeopardy.

Please take this insight into account when making a final decision on this matter. My business and the community appreciate your consideration.

Thank you.

Kris Krafft, Owner  
Admin Technology Solutions LLC

C  
<https://admintechsolutions.com>

**Croll, Timothy**

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**From:** .com on behalf of Peter Beckford  
**Sent:** Tuesday, October 17, 2017 2:19 PM  
**To:** SCL\_RealProperty  
**Cc:** Heather S. Beckford; Peter Beckford  
**Subject:** 6109 Phinney Ave N - Beckford

Dear Mr. Croll,

I am writing about a SCL substation surplus property. I am the resident of the house at 6109 Phinney Ave N. This house is private and not owned by SCL.

We may share an address but the information online, in multiple locations, provided to the public shows a bright red indicator "pin" directly on top of my house. Obviously, this is wrong and very misleading to the public. I also feel SCL is compromising my family's safety by encouraging strangers to roam around my property and I will confront any trespassers immediately.

I do intend to submit my formal comments concerning the vacant parcel directly behind my house during the hearing. Especially because no one in the neighborhood wants "affordable housing" built there. But, in the meantime, please update your information as soon as possible.

I am very interested in anything having to do with the site. You are welcome to contact me about the parcel as I have watched and protected it from vandals, the homeless and guerilla environmental groups for almost eight years.

Regards,

Peter Beckford

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## Croll, Timothy

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**From:** Melissa Tindall <  
**Sent:** Tuesday, October 17, 2017 7:04 PM  
**To:** SCL\_RealProperty  
**Subject:** 6109 Phinney Ave N

Hello,

My home borders the Seattle City Light owned property at 6109 Phinney Ave N and I received notice of the informational meeting taking place on 11/6. I will do my best to attend this meeting.

We have been hopeful for years that this space would be utilized by a community garden or something that enhances the community feeling of our neighborhood in Phinney Ridge. I want to strongly emphasize that our hopes are that this land will be used for existing neighbors and not as an area to add housing to the already densely populated street.

Thank you for alerting us of this upcoming change!

Best,

Melissa

Melissa Tindall  
**NWG**  
RESIDENTIAL  
Associate Broker, CNE  
**Northwest Group Real Estate**



[om](#)

**Croll, Timothy**

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**From:** Teresa Stern <  
**Sent:** Wednesday, October 18, 2017 9:28 PM  
**To:** SCL\_RealProperty  
**Subject:** 3209 NW 65th St public comment

Dear SCL,

I'm aware of this property, as it was identified by Groundswell NW as a potential pocket park. As our city, including Ballard, continues population growth, there is continued and increased need for green space, parks, urban forest, pollinator pathways, gathering space, etc. Adding park space can be quite a challenge in a urban market with high real estate value such as ours. I do encourage the maintenance of any publicly owned property as continued publicly owned property. If there is a way to transfer or sell this property to the Seattle Parks Department that would be my preference.

Please add me to the notification of actions list.

Thank you for the public outreach.  
-Teresa A Stern  
6202 32nd Avenue NW 98107

THIS APPEARS TO BE A  
COMMENT ABOUT SUNSET  
3209 NW 65<sup>th</sup> ST

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'Discovery consists of seeing what everybody has seen and thinking what nobody else has thought.'  
~ Jonathan Swift

## Croll, Timothy

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**From:** Joel Thornton <  
**Sent:** Monday, October 23, 2017 10:23 PM  
**To:** SCL\_RealProperty  
**Subject:** Surplus Property

I don't know about all of the properties, but I would suggest that SCL hang on to the properties as long as possible. If they are sold there should be some commitment from the new owner to fit the form and function of the surrounding neighborhood.

The one property that I do know about, located at 65<sup>th</sup> and 34<sup>th</sup> Ave NW, if acquired by the owner of Picallino's will be used to expand the restaurant. While this seems like a good idea; the owner has never been a friend of the neighborhood. There have been several instances of conflict with homeowners on the West and South of the current property. Most in the immediate area are unhappy with the parking situation; it is labeled for 2 hrs. but since there is sporadic enforcement cars can be seen there parked for hours. In addition it is rumored that E Smith Mercantile will be opening across the street from Picallino's and it will put further stress on neighborhood parking, in particular on 65<sup>th</sup> west of 34<sup>th</sup>, barely a two way street on good days.

Thank YOU

David Thornton

Sent from [Mail](#) for Windows 10

October 28, 2017

Seattle City Light  
700 5th Ave., Suite 3316  
Seattle WA 98014



ATTN: Mr. Tim Kroll

SUBJECT: Sunset Hill Substation

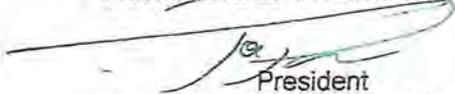
Dear Mr. Kroll,

The Rotary Club of (Magnolia) Seattle Washington wishes to express our opinion and thoughts pertaining to the proposed sale of the Sunset Hill Substation Land to Picolinos Restaurant and the cancellation of the existing lease of that property for the purpose of building a beautiful garden and greenhouse.

This project would be unique and we feel would very much add to the overall benefit of the community. It would be a positive example of a local business working in concert with the City of Seattle to make something very beautiful out of vacant land. We, as well as the rest of the community, have had a long standing desire to see this land used as an open space, garden, park or some other use to provide a space where the community could meet for recreational or community events. While many community groups have made attempts or proposals, they have not worked out due to complications and do not have a reliable or substantive source of funding.

Our understanding of this project is that we have a local business which has not only supported its community, but is working hard at their expense to build an open garden space with amenities which can be enjoyed by all. To sell this land at public auction and cut short this project not only seems unreasonable but contrary to the wants and desires of the Ballard Community as well as those outside the community who come to it for enjoyment.

We would like to express our support for what Picolinos has accomplished thus far and suggest Seattle City Light and the Seattle City Council consider a negotiated sale of the parcel to Picolinos at a fair market price. This appears to us to be far more reasonable than a public sale at auction which would most likely result in the erection of a commercial building or a congested and concentrated housing development.

  
President  
The Rotary Club Of Magnolia (Seattle) WA

Robert Boyd

**Croll, Timothy**

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**From:** Jean Davis <  
**Sent:** Wednesday, November 01, 2017 9:32 AM  
**To:** SCL\_RealProperty  
**Cc:** O'Brien, Mike  
**Subject:** Comments on substation disposal

Comments for Substation Disposal hearings

It would be most beneficial if many of the former substation sites were designated for "cottages", restricted to single family 1 or 1 ½ story homes, not larger than 1200 sq ft, with a parking space when possible.

It is my view that cottages on the sites will be a good use: provides housing and fits into existing neighborhoods.

I do not support using the sites as additional "parks" or "open space". There are so many parks and open spaces currently stretching the resources of volunteers to maintain them. I know because I am one of the volunteer stewards and I work at two parks. It is my observation that if left as "open space" these spaces would become either the adjacent neighbors' "personal backyard" or neglected weed patches.

Jean E. Davis

## **Croll, Timothy**

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**From:** Cherise G < >  
**Sent:** Monday, November 06, 2017 3:07 PM  
**To:** Croll, Timothy  
**Cc:** davidgau@hotmail.com; Martin Childers; Ryan Johnson; Tye Morris; pknissen@comcast.net  
**Subject:** North Beach Substation

Mr. Croll:

We are writing to ask Seattle City Light (SCL) to engage us in a discussion regarding the potential sale of the North Beach Substation property. We are the homeowners of the four homes abutting the substation property and the two homes across 19th Avenue Northwest from the property. We will be most directly affected by any sale and subsequent development of the property.

The owners of these homes recently met to discuss our views about SCL's possible sale of the property and are hopeful that SCL will be willing to discuss creative solutions to its disposal. We are very concerned about the type of development that might occur should the property be sold for private development. Unlike every other property that SCL is proposing to sell in the Ballard/Phinney area, this property is zoned for single family use. We are concerned that a developer could succeed in "up-zoning" the property in order to build multiple homes on this small lot sandwiched between single family homes. Among other things, we have concerns about fire safety, since there is inadequate space for a fire truck to enter or turn around on the property. While we recognize that these concerns can be raised in response to any upzoning request, we would prefer to take steps now to avoid a stressful and costly zoning fight and to ensure the property is not purchased with the goal of a multi-family construction project or other inappropriate use.

The Whitman Middle School track and Soundview Park fields already bring significant traffic to 19th Avenue Northwest and parking violations are rampant, including field users regularly parking in or blocking our driveways. Because of this experience, we also have concerns about using the land for a more "public" purpose that would bring additional traffic to this dead end street.

For these reasons, those of us adjacent to the North Beach Substation property have discussed purchasing the property ourselves in order to preserve it as-is or allow it to be used in a manner that is consistent with our homes and neighborhood. We believe that it is in the public interest to give those most affected by future use of this unique property the opportunity to determine what use, if any, that might be. We anticipate needing time to form an appropriate entity with the necessary foundational documents to allow us to purchase the property from SCL and make decisions regarding its future use.

We would welcome the opportunity to discuss these ideas with you directly in the hope that we can find a path forward that provides us with sufficient time to purchase the land directly from SCL. Please let us know if we can move forward with setting up a meeting to discuss our ideas with you further.

Best regards,

Cherise Gaffney, W (c  
David Gauthier and Melissa Coffey, V ( )  
Ryan and Sarah Johnson,  
Casey and Shari Childers,

Grant and Tye Morris,  
Alan and Pam Nissen,

## **Croll, Timothy**

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**From:** Joe Wall  
**Sent:** Tuesday, November 07, 2017 6:54 PM  
**To:** SCL\_RealProperty  
**Subject:** Surplus property at North 61st between Phinney and Greenwood

I would like to see the property offered to the adjacent neighbors who's homes adjoin along their back yard lot lines. Mrs. McVay who has lived there for at least 50 years is one of these home owners. The other property recently sold and I do not know who bought it. I would include the duplex owner fronting on Phinney in this 3 way division and sale. This also offers these most affected property owners to get together and decide what is best for all three.

Should these owners not wish to buy the land to restore functional backyards then the next best thing is to offer the two SF homes fronting on Greenwood to buy a small portion, say 5 to 10 feet and offer the remainder to the duplex owner. This would end up supporting demolition of the duplex and more new housing- a city priority.

Some municipal use might be novel. If there is contemplation for a neighborhood center, put it there in portable office trailers.

The city should also study if the site is contaminated with PCBs or other cancer causing chemicals. As an old sub station, the transformers would have used PCB oil as a coolant.

I would consider buying it for some fun vibrant commercial use, like a bicycle shop if the adjoining neighbors do not want to buy the property.

Charging for electric cars has been mentioned. That would be a neighborhood plus as more and more people do not have off street parking, and thus no place to charge an electric car.

The last and worst use of the property would be for the city to obtain the duplex, and erect some partnering agreement with a non-profit to build units for the indigent, drug addicts, street dwellers to hang around the neighborhood pushing stolen shopping carts urinating, loafing, and making no personal improvement. One of these "progressive" buildings in Ballard on 56th street is a source of constant litter, graffiti, stolen shopping carts, and drifters moping around doing nothing. I don't want that in my backyard. It is not working in Ballard. That building serves to grow and expand the homeless problem.

Joe Wall

Seattle WA 98103

## **Croll, Timothy**

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**From:** Carlson, India K <india.carlson@ballard.k12.wa.us>  
**Sent:** Thursday, November 09, 2017 4:36 PM  
**To:** SCL\_RealProperty  
**Subject:** monroe substation

To whom it may concern:

I am writing to express in interest in the Monroe substation in Ballard. I run the greenhouse program at Ballard high school and I am interested in the possibility of how this property could be utilized by Ballard high school. We have limited space for garden at the school and having a community garden in close proximity that could be used by the school and the community would be an amazing use of the substation. There are many foundations and opportunities for grants for school garden projects and I feel sure that money could be found.

Thank you for the opportunity to provide input.

India Carlson

Co- Department head science

Fulbright Distinguished Teacher Abroad Scholar

NBCT Science teacher

Mentor Teacher Ballard High school

Greenhouse manager

Prep period M,T,Th, F 1:20- 2:20; Wed- 12:30-1:10

**Croll, Timothy**

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**From:** Judith Hance  
**Sent:** Saturday, November 11, 2017 8:06 PM  
**To:** SCL\_RealProperty  
**Subject:** Sale of Substations

DO NOT SELL ANY of these properties for private development!  
It is vital to retain all open space possible. It belongs to all of us, and there is too much ugly development already in what used to be a beautiful city.  
Try reducing some of your WANTS and leave more of our NEEDS!

Judith Hance

Sent from my iPad

**Croll, Timothy**

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**From:** Mark D. Blitzer  
**Sent:** Sunday, November 12, 2017 8:04 PM  
**To:** SCL\_RealProperty  
**Subject:** Loyal Heights substation

I ask that the Loyal Heights City Light surplus substation (7750 28th Avenue NW) NOT be sold to a developer(s) who will build a housing complex at the site. As you may be aware, Ballard has a dearth of open public space compared to other areas of the city. The site is a good location for a small park-like open space. I realize that the size and location of the space does not fit Seattle Parks and Recreation parameters for an official park, but I hope somehow a way will be found to keep this space open to the public.

Sincerely,  
Mark D. Blitzer

## Croll, Timothy

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**From:** Jan Colbrese g>  
**Sent:** Monday, November 13, 2017 10:16 AM  
**To:** SCL\_RealProperty  
**Subject:** Sunset Hill Substation

November 9, 2017

To Larry Weis, General Manager and CEO Seattle City Light:

As Deputy Director of Nordic Heritage Museum, I have often witnessed examples of the strong community partnership we share with Ristorante Picolinos. I know, time and time again, the Museum has greatly benefited from a strong relationship with Ristorante Picolinos and their incredibly generous character of giving back to the surrounding community. We couldn't be happier to have them as a *walking distance* neighbor, especially in our current location which is very much lacking in walkable commercial resources. Because of this giving nature, we have held staff, donor, Board of Trustee gatherings at the restaurant and have always been warmly welcomed. We have worked with them to entertain visiting artists, and even arrange special dinners that have been used for fundraising purposes.

We know of countless patrons who have visited the Museum and then stopped by Picolinos for lunch or coffee. We even have welcomed visitors who have come to the Museum after a previous dining experience at Picolinos, where they were encouraged by wait staff to visit our most current exhibition.

Picolinos, and their ownership have repeatedly shown us that they care about our community, that they value the arts and culture of the area, and that they are willing partners with us to further our mission of sharing Nordic arts and culture with people of all backgrounds. Given this history of cooperation, I would encourage Seattle City Light to work with Picolinos to further their vision of developing the Sunset Hill Substation into a greenhouse and garden that would multiply their abilities to serve and give back to the community.

It would be very disappointing to us if this community based business, which has invested both in our community and this project would not be allowed to see it to completion.

Thank you for your consideration of support for this partnership.

Best,

Jan Woldseth Colbrese  
Deputy Director External Affairs

**NORDIC HERITAGE MUSEUM**

5

## Croll, Timothy

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**From:** Melinda Muelle,  
**Sent:** Monday, November 13, 2017 3:25 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Do not sell off public land

To Whom It Will Concern:

I am writing to oppose the sale of former Seattle power substations.

Recently, I received the EIS for Seattle's "Urban Villages" proposal. I am in favor of density--but density with concomitant public services. I already see greatly increased density in my Ballard neighborhood, with more in process and proposed in the "urban village" plan for the area.

Selling off public land, which could otherwise be public space (green-space, playgrounds, community services) to meet the needs of this increasing density, is a bad plan. Once sold, these properties leave public ownership forever. As more and more green space is lost to density, these properties are one chance to mitigate the loss.

For example: I currently own a single-family home. There are 21 trees on my property, which will, under the urban village proposal, be "upzoned" to "low-rise 1." If my home is eventually replaced, it is highly unlikely that the replacement property would have as many trees. I see this all over Ballard--single-family homes with yards replaced by 2+ unit condominiums with much smaller yards; the older trees cut down.

We need more green space, not less. Public property should remain public.

Sincerely,  
Melinda Mueller  
Zipcode 98117

## **Croll, Timothy**

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**From:** Ashley Vail <  
**Sent:** Monday, November 13, 2017 4:22 PM  
**To:** SCL\_RealProperty  
**Subject:** Comment re: 7750 28th Ave NW

As a neighbor, I would very much love to see the property at 7750 28th Ave NW turned into a park. There are an abundance of children in the area, and the nearby Loyal Heights Elementary school playground has been drastically reduced in size. A playground and picnic tables would get lots of use.

Thank you,  
Ashley Vail

Sent from my iPhone

## Croll, Timothy

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**From:** [redacted]@com on behalf of Peter Beckford  
**Sent:** Monday, November 13, 2017 5:15 PM  
**To:** Croll, Timothy  
**Cc:** Heather S. Beckford  
**Subject:** Comments for 6109 Phinney Ave - SCL Surplus

Dear Mr. Croll,

This email records the formal comments of the Beckford Family in residence of 6109 Phinney Avenue North, Seattle, WA 98103 pertaining to the Seattle City Light (SCL) surplus property that is located behind our home and shares with us an address and driveway.

We have been living at this address for eight years and, with SCL's full knowledge, share the driveway access to Phinney Avenue N. It should be noted that the area in front of the old substation gate has never been blocked. Vehicles belonging to us have always been parked on private property that, although not completely obvious, includes approximately one third of the clear area in front of the substation fence. We have regularly maintained the entire area by mowing, landscaping and picking up refuse. We painted the curb area on Phinney yellow to deter street parking and we have had vehicles towed by the SPD to keep the driveway clear. We have also chased away trespassers and repaired the fence after vandals. We believe that the residents of the duplex at 6109 Phinney have enjoyed this freedom for decades even before us. Consequently, we assert that we must be granted a permanent shared access easement if the property is sold.

Regarding the disposition of the property, we feel that SCL should act as fairly as possible. Based on my experience as a civil engineer, I believe that the original plat of the neighborhood did not include the SCL parcel and was actually a "take" or condemnation for the public good many years ago. Unlike the other surplus properties for sale, the substation does not have any substantial right-of-way frontage. The parcel is actually comprised of small pieces of the seven properties that completely surround it. The fair action, in the case where this property no longer needed for what it was taken for, is to return the property back to the buyers and heirs of the original owners.

Regarding selling the property to those that have expressed interest in building on it, including the Seattle Housing Authority for subsidized housing, we wholeheartedly do not support this proposal. No neighbor living on this block wants a high density style building in their backyard. Currently, the property acts like a natural buffer making the surrounding properties highly desirable. Although, not accessible, the area functions as a park-like space increasing the value of everyone's property. In addition, the build-able area is really very small. The driveway area is about a quarter of the total alone. A new building, if you could actually fit one with the required setbacks, will drastically change the character of the surrounding homes with a corresponding large decrease in property values. Any buffer will be gone and the neighborhood will interpret any newcomers as invaders of their privacy in the most extreme way.

Interestingly enough, certain environmental grassroots activists have aggressively laid claim to the surplus property. I have not supported their tactics, including spray paint and have chased them away from my driveway area on many occasion. However, they may hold the key to a possible solution everyone in the neighborhood could support. This solution is NOT creating a Pea Patch or a public park because of the privacy concerns. Like I mentioned already, this parcel does not have any street frontage so would be a very difficult place to patrol and to deter crime. Having two bars right next door adds to the implausible nature of making the parcel a "park". However, if the fence was left up and the gate locked, the area could remain "natural".

We are aware of the City of Seattle initiative to create more tree cover and "green space". This is a perfect spot for this endeavor. It basically functions like this today with hundreds of birds including native species passing through. I have seen flickers, stellar jays, robins, chickadees, robins and the rare songbird. After environmental restoration, the area could be thickly planted with native trees and shrubs. The maintenance costs will be low and a part of the mission laid out by the 2013 Urban Forest Stewardship plan to restore and plant new forest will be achieved. We can enthusiastically support more urban forest that shall be a wildlife refuge with no public access.

Sincerely,

Peter and Heather Beckford

Seattle, WA 98103

## **Croll, Timothy**

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**From:** Virginia Haver  
**Sent:** Monday, November 13, 2017 8:21 PM  
**To:** SCL\_RealProperty  
**Subject:** Stop sale of substation

To whom it may concern,

I am dismayed that SCL feels the need to sell all the substations when the city of Seattle is losing so much green space. Take as an example the beautiful piece of property near where I live, the Dakota substation. This piece of land is graced by some lovely trees. To see the cherry blossoms in spring here lifts one spirits and nourishes the soul. Seattle is losing family owned neighborhood trees, which account for 70% of the tree cover.

If we consider ourselves a progressive, green city, we owe it to ourselves and our children to do a better job of saving some of these spaces for parks, P-patches and places of rest.

SCL has property downtown which if sold could help its balance sheet more than the sale of all these green spaces.

Please think long term for what is best for all who live in our neighborhood and be a good neighbor.

Thanks for listening to my concerns.

Ginny Haver

# BMW Seattle



To whom it may concern:

This letter is in support of Auto Connections Seattle staying at their current business address in Ballard. We have done business with Owner Jim Jahns for (16) years, (11) of which he has been at his current address in Ballard. Jim is a highly respectable proud businessman. It is sad to think that he wouldn't be able to stay at his current business address.

He is active in the community, even graduated from Ballard High School. He is super friendly, dependable, and honest. It would be nice to keep small businesses like Auto Connections Seattle in Ballard.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Kristie Saunders

Office Manager

Headquarters  
1002 Airport Way South  
Seattle, WA 98134

Telephone

Facsimile

## Croll, Timothy

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**From:** Courtney Flora >  
**Sent:** Tuesday, November 14, 2017 4:38 PM  
**To:** SCL\_RealProperty  
**Cc:** Best, Lynn; Ristorante Picolinos  
**Subject:** SCL NW Property Disposition, Request for Direct Sale of Sunset Hill Substation Property  
**Attachments:** Sunset Hill Substation 11.14.17.pdf

Hello— We are submitting the attached letter in advance of the November 16 public hearing on the disposition of SCL's NW substation properties. A hard copy will follow by mail. We appreciate your attention to this letter and would welcome the opportunity to meet with you to discuss this further. Thanks.

Courtney Flora  
Partner

[McCULLOUGH HILL LEARY, PS](#)  
701 FIFTH AVENUE, SUITE 6600  
SEATTLE, WA 98104

[WWW.MHSEATTLE.COM](http://WWW.MHSEATTLE.COM)

NOTICE: This communication may contain privileged or confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

November 14, 2017

VIA EMAIL AND US MAIL

Timothy Croll  
Seattle City Light  
700 Fifth Ave, Suite 3316  
Seattle, WA 98104

Re: Seattle City Light Surplus Property Disposition, Sunset Hill Substation (3209 NW 65<sup>th</sup> Ave NW)

Dear Mr. Croll:

I am writing on behalf of Tom Bailiff, owner of Picolinos Ristorante, located at 6415 32<sup>nd</sup> Ave NW in Ballard. In July 2017, Mr. Bailiff negotiated a use permit with Seattle City Light ("SCL") for use of the Sunset Hill Substation for a community garden/green house and event space.

In reliance on that lease and assurances from SCL, Mr. Bailiff spent approximately \$100,000 on site improvements, which were periodically inspected and approved by SCL staff.

Less than two months later, SCL informed Mr. Bailiff that the Sunset Hill Substation was scheduled for immediate disposition as surplus property. Had Mr. Bailiff known that SCL intended to put the property up for sale immediately, he never would have executed the permit or expended significant resources in reliance on it. If SCL proceeds with a public bid process for the Sunset Hill Substation property, Mr. Bailiff will suffer substantial injury.

Accordingly, we request that SCL recommend to City Council that it sell the Sunset Hill Substation property directly to Mr. Bailiff at fair market value, consistent with RCW 43.09.210.

### **Background**

Picolinos has been part of the Ballard community for over a decade and has developed strong relationships with community members, who share Mr. Bailiff's vision of using the long-vacant Sunset Hill Substation property as a publicly-available garden, gathering space and venue for weddings and various community events.

Mr. Bailiff approached SCL in May 2017 with a proposal for leasing the substation property for use as a garden, greenhouse and event space. SCL was receptive, and on July 31, 2017, the parties executed a temporary use permit for the 4,356 sq. ft. substation area, allowing use of the property

for “access, approved site improvements, and business operation.” Section 2 of the use permit provided that the lease term would begin on September 1, 2017 and continue on a month-to-month basis until August 31, 2020, subject to cancellation with one year’s written notice by either party.

In reliance on this lease, and based on specific assurances from SCL that there were no immediate prospects of any other use for the property, Mr. Bailiff paid the first monthly rent installment of \$5,077.80 and invested approximately \$100,000 on permitting and site improvements. SCL staff regularly inspected and approved the site work.

On September 8, 2017, SCL informed Mr. Bailiff that the property would soon be put up for public bid, along with six other SCL-owned properties in the Ballard/Loyal Heights/Crown Hill/Phinney Ridge area. Mr. Bailiff was shocked by this news, as he would never have entered in the use agreement and spent \$100,000 on site improvements had he known SCL intended to sell the property in the near term. We can only assume that the SCL employees who negotiated the use permit were unaware that the property was immediately slated for disposition; we see no other explanation for this course of events.

### **Status and Legal Requirements**

State law and Resolution 34124 direct SCL to follow certain procedures related to disposition of surplus property. With respect to the seven properties currently subject to disposition, SCL has, among other things, notified other City departments of the disposition and held a community information meeting on November 6, 2017. The City’s Office of Housing has expressed interest in two of the seven SCL properties, Loyal Heights (9407 19<sup>th</sup> Ave NW) and the other is in Phinney Ridge (6109 Phinney Ave N). No City department has expressed interest in the other five properties.

The required public hearing is scheduled for November 16, 2017, and the public comment period ends November 17, 2017. After that, SCL will formulate a recommendation to City Council, which is anticipated in early 2018. Under state law and Resolution 34124, the Council has broad authority to dispose of surplus property, provided it complies with the procedural requirements and receives fair market value for the property.

### **Conclusion and Request**

Immediately after executing a use permit with Mr. Bailiff that induced him to spend approximately \$100,000 on site improvements for the Sunset Hill Substation property, SCL informed Mr. Bailiff that it intends to initiate disposition of the property, which will ultimately result in a public bid process.

Given this background, and the fact that the community overwhelmingly supports use of the property for a community garden/greenhouse and event space, we ask that SCL recommend that the City Council sell the property to Mr. Bailiff for fair market value.

November 14, 2017

Page 3 of 3

We appreciate your attention to this letter. Please feel free to contact me with any questions. We are available for a meeting if it would help to resolve this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Courtney E. Flora', with a long horizontal flourish extending to the right.

Courtney E. Flora

cc: Lynn Best, SCL Chief Environmental Officer  
Client

## **Croll, Timothy**

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**From:** Lioe Lioe  
**Sent:** Tuesday, November 14, 2017 4:29 PM  
**To:** SCL\_RealProperty  
**Subject:** Auto Connections Seattle in Ballard

To whom this may concern:

We at Lioe's Automotive Service understand Auto Connections Seattle at 1414 NW Leary Way, property has a questionable future.

With that being said. Previously, Jim Jahn, owner, had worked for other people and their companies throughout Seattle. About 11-12 years ago, Jim decided to go on his own. He was excited to find this location, being close to home for the ease of taking care of his family was very important to him. LAS have done business with ACS for over 10 years. This small business has flourished. ACS provides personal services for the community in purchasing and servicing cars. A company like this is much appreciated by our customers at LAS, our small business of nearly 30 years. Our repore with each other is trusted in the communtiy... that is hard to find.

Personally, LAS has known Jim since his high school years that is nearly 40 years ago when he worked at the dealership, Frank Kenney Toyota/Volvo in South Lake Union area which has been taken over by development. Therefore, he has a roots in Seattle and it would be a shame to loose such a business.

Lioe's Automotive Service has hopes in continuing doing business with Auto Connections Seattle at it's current location for many years to come.

Regards,  
Theresa Lioe  
Lioe Automotive Service, Advisor

## **Croll, Timothy**

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**From:** Linda Lioe  
**Sent:** Wednesday, November 15, 2017 9:28 AM  
**To:** SCL\_RealProperty  
**Subject:** Surplus Study - re: 1414 NW Leary Way

To Timothy Croll or Whom It May Concern,

I am writing to you in regards to the Seattle City Light Surplus Property Disposition Study and in particular, the mention of the Leary Way location (1414 NW Leary Way). My family has been doing business with Auto Connections Seattle for over 20 years and have personally known the owners for over 30 years. My family and I have referred many friends and family to Auto Connections Seattle and it is known as the hub and go-to for not just our car purchases, but also coffee. Jim Jahn and his sister were born in raised in Ballard and it is compelling that they also run their businesses next to each other - that is amazing!

The location is perfect and I continue to refer friends daily to Auto Connections. I am also in the market for a new car and would be devastated if this location was dispositioned. The heart and soul of a neighborhood is the sense of community. The Jahn's live and breath Ballard and their business makes the community that much stronger. I ask that you please reconsider the disposition of 1414 NW Leary Way. It has been a pleasure to be able for my family to be working with Auto Connections throughout the years and we'd hate to see this disposition to impact their business.

Thank you for your time and consideration.

Sincerely,

Linda Lioe & the family at Lioe's Automotive Service

## Croll, Timothy

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**From:** Will Gagne-Maynard  
**Sent:** Wednesday, November 15, 2017 9:55 AM  
**To:** SCL\_RealProperty  
**Subject:** 7 Former Substation Properties in NW Seattle

I am writing in regards to the 7 former substation SCL properties in NW Seattle. Seattle is currently facing a housing crisis that will only get worse as more and more people move here. We need housing, particularly low-income housing, and these vacant properties present a great opportunity to create more.

I am writing to express my support for selling these plots to create as much housing as possible, and if possible, upzoning these lots to fit more. Many of these plots are near existing transit routes and present an excellent opportunity to build dense housing.

In particular, I would like to express my support for the low-income housing project being planned in Phinney. This is a prime location near several high-speed transit routes to downtown. Furthermore, this is an area that will be minimally impacted by the city's HALA proposal. Unless we want our neighborhoods to turn into enclaves of the wealthy, properties such as this are necessary to keep our neighborhoods accessible for all.

Best,  
William Gagne-Maynard

**Croll, Timothy**

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**From:** Emily Krisher  
**Sent:** Wednesday, November 15, 2017 10:26 AM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** Comment on sale of NW Substations

Dear City Light and City Council,

Please consider making the NW Substation property for sale available for permanent affordable housing, either through a community land trust or through ownership by the city itself. Our city is in a housing crisis and providing affordable, centrally located homes should be our first priority. Our failure to provide centrally located, dense housing has contributed to sprawl and carbon emissions as working families are continuously pushed farther and farther from central Seattle. The best, most environmentally friendly use of this land would be to use it for affordable housing.

Thank you for your consideration,  
Emily Krisher

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Emily Raymond Krisher  
Northwestern University, Class of 2010  
University of Pennsylvania Law School, J.D. Class of 2015  
The Wharton School, M.B.A. Class of 2015

## Croll, Timothy

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**m:** Ann Selberg  
**Sent:** Wednesday, November 15, 2017 9:21 PM  
**To:** SCL\_RealProperty  
**Cc:** Newell, Brittany C; Debbie Anderson; Karen Williams; Erik Murphy; Jen Witeck; Patti Kashiwa; Tom Bailiff  
**Subject:** Sunset Hill Substation

Seattle City Light – via email

SCL\_REALPROPERTY@SEATTLE.GOV

Re: Sunset Hill Substation

We are writing concerning Seattle City Light's intent to sell the Sunset Hill Substation. One of our neighborhood businesses, Picolinos, has been leasing the property and has made substantial investment toward creating a garden and greenhouse space that is an enhancement to the neighborhood.

It is our hope that Seattle City Light will consider the lease agreement and the investment made in the property when approaching disposal of the property. A negotiated sale to Picolinos at fair market value would recognize their previous investment and allow them to reap the benefits of such while fulfilling the need of City Light to obtain fair market value for the property.

As parents and teachers who are engaged in this community and in our high school, we can tell you Picolinos is a gathering place for the neighborhood and their involvement in our community includes employing our students and supporting our high school programs. We hope to see them treated fairly in this process.

Respectfully submitted,

Ann Selberg

Patti Kashiwa

Karen Foti Williams

Brittany Newell

Erik Murphy

Jen Witeck

Debbie Anderson

## Croll, Timothy

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**From:** Hildegard Nichols <[hildegard@seattlecitylights.org](mailto:hildegard@seattlecitylights.org)>  
**Sent:** Wednesday, November 15, 2017 10:05 PM  
**To:** SCL\_RealProperty  
**Subject:** Surplus properties, former substations

Hello Mr. Croll,

I have been watching for about four years now how Seattle City Lights is handling the question of so-called surplus properties on former substations.

Around each stations there is a group of neighbours who'd like to keep their little green oasis intact, but is ignored by you, or the institution you represent. I'm not happy that there is no alternative energy supplier in town, because I don't like to send money every month to an outfit that cuts down trees first and asks questions later. I am sure SCL could have saved the plots, and the trees on them, if they had wanted to.

Why can't they be little parks with some education about the future of clean energy, with displays, prototypes, and info about why it is so important to shift away from fossil fuel fast, while saving as many trees as possible on the way there? There even could be charging stations or battery exchanges for electric cars and bicycles.

Please rescue at least some of the substations!

Hildegard Nichols

P.S. Please sign me up on the interest/notification list

**Croll, Timothy**

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**From:** pamela arnott  
**Sent:** Thursday, November 16, 2017 8:04 AM  
**To:** SCL\_RealProperty  
**Subject:** Seattle City Light

To Whom It Concerns;

Seattle Auto Connections is a valued longtime business in Ballard. It would be a significant loss to many customers as well as community neighbors if Seattle Auto Connections relocated due to the upcoming reassessment to sell vs rent this property.

Pamela Arnott

Port Angeles, WA 98362

## Croll, Timothy

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**From:** Chase Lyne  
**Sent:** Thursday, November 16, 2017 9:36 AM  
**To:** SCL\_RealProperty  
**Subject:** Ballard SCL Property

Hello,

I currently live beside the lot in Ballard that SCL is considering selling. I strongly recommend that this property be converted into a dog park, small park with a playground, or pea patch. If you visit the nearby parks during the day, they are packed as so many people need a place for their children to play as well as a place to unwind. We could spruce it up and add trees, flowers, and more, and SCL could be responsible for bringing joy, happiness, and a bit of green space to the community.

Ask yourselves, do we want to slap up another over-priced condo, or do we want to make a lasting and positive impact on the community?

Thank you in advance for your consideration,

--  
Chase Lyne  
Search Strategist, Wheelhouse DMG  
umes Madison University 2010  
[LinkedIn](#)

## Croll, Timothy

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**From:** Ristorante Picolinos  
**Sent:** Thursday, November 16, 2017 9:43 AM  
**To:** SCL\_RealProperty  
**Cc:** Best, Lynn  
**Subject:** re: Public Comment - ref Sunset Hill Substation  
**Attachments:** Sunset Hill Substation - 11.16.17.docx

Dear Mr. Kroll and Ms Best,

Please find attached our letter and comments vis-a-vis the proposed sale of the Sunset Hill Substation.

We hope that Seattle City Light will consider carefully our request for a negotiated, **fair market value** to Picolinos sale given the unique circumstances surrounding this land parcel.

There is :

- a) considerable and broad based community support
- b) it would an equitable position given the lease and capital improvements made for which Picolinos will suffer irreparable harm.

Hopefully, this won't be the case of a community based business being punished for doing the right thing.

We look forward to a favorable determination and recommendation of a negotiated sale.

Sincerely,

.om Bailiff  
Pico Corporation dba Ristorante Picolinos

November 16<sup>th</sup>, 2017

Seattle City Light  
700-5<sup>th</sup> Ave, Suite 3316  
Seattle, Wa 98014

Att: Tim Kroll

Re: The Sunset Hill Substation - proposed sale

Seattle City Light has posted notice of its intent to sell the Sunset Hill Substation.

This announcement was made after Seattle City Light had leased the property to Picolinos with the understanding it would be available for a Grand Garden & Greenhouse Project. At present Picolinos has spent approx.. \$100,000 in improvements, fees and permits to make this garden project a reality.

Having an open space with a garden and grounds has long been a community desire and those sentiments have been aptly expressed by many community groups during the public comment process, to wit, Sustainable Ballard, Groundswell and Elements from the Sunset Hill Community Association. Unfortunately, over the course of 10 years, these groups, have been unable to obtain any commitments for financial backing or public funding.

In addition, please find attached copies of additional letters of support from other Ballard community groups, as well as many individual letters of support already sent, when taken together these constitute a broad constituency of support for Picolino's efforts and planned garden concept which is already well underway.

Further, there has been no notice by other City, County or State agencies which have voiced an interest in using the site. The site itself is less than 10, 000 square feet and thus do not meet the criteria of a qualifying site by the Seattle City Parks department.

Wherein, community groups have been unable to meet funding requirements over the course of 10 years and the City has no viable use for the property, Picolinos has committed itself in both terms of time, effort and substantial money to make that dream a reality.

In Addition to Broad Community Support there are many other direct and indirect benefits:

a) Broad Based Community Support & Desire for Open Space

There has been a long standing desire for an open space on this site and there is considerable and broad based community support for Picolino's current project. Here is an opportunity to provide this without the use of public funds while still providing a full market price for the sale of this land parcel. This is truly a "win-win" for both the City & the public.

Attached:

Sent Separately by email direct

Ballard NW Senior Center  
The Rotary Club  
Nordic Heritage Museum  
Ballard High School

Ballard Alliance (Chamber of Commerce)  
Sunset Hill Book Club  
Many, many letters from Ballard Residents

b) Equitable Dealing & Good Faith By City Light

City Light has already leased the land, and Picolinos has relied on same, in furtherance of this project. It would seem inequitable to sell the property indiscriminately after Picolinos has acted in good faith and spent over a \$100,000 on site improvements, permits, engineering and fees.

c) Picolino's Project Requires No Public Funds To Become A Reality.

While there have been community groups that have expressed interest in creating a park or garden, these groups have no financial means to achieve this goal. Picolino's project, which allows public access during operation hours (6:30 am to 9 pm) is "fully funded" and also will provide even far greater and superior facilities to the site with restrooms, ADA access, food & beverages availability and all the care and maintenance is paid for privately.

d) Tax Base, Job Creation & City Revenue:

Picolino's project will also provide a steady stream of revenue for the city coffers in the way of property taxes, personal property tax, b&o tax, sales tax & provide many new jobs & opportunities for citizens, not only during construction but perpetually thereafter.

Therefore, we would respectfully request the City Light consider and recommend a negotiated sale to Picolinos at fair market value.

Very truly yours,

Tom Bailiff, President  
Pico Corporation dba Ristorante Picolinos

**Croll, Timothy**

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**From:** Karen Carlson  
**Sent:** Thursday, November 16, 2017 10:22 AM  
**To:** SCL\_RealProperty  
**Subject:** Autoconnections

I am opposed to the sale of the property on which Autoconnections has its business. I have been a long time customer of this business and highly recommend it to my friends. Please allow this company to remain on site or to purchase from the city

Respectfully,

Karen Carlson

**Croll, Timothy**

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**From:** Julie Gerlach  
**Sent:** Thursday, November 16, 2017 11:30 AM  
**To:** SCL\_RealProperty  
**Subject:** Property at 1414 NW Leary Way being discussed at tonights community meeting

I'm hoping this will reach someone before tonights meeting. Auto Connections Seattle currently resides in one of the properties being discussed. I've been their Office Manager since the company was created late 2005. I was able to see the owner take the building at 1414 NW Leary way and literally transform it into a viable retail facility. He spent 10's of thousands of dollars creating this space with the belief that if/when the property became available for sale he would have first right to present an offer to purchase it. That was almost 12 years ago and during that time we have been model tenants, accepting floods that created the need to replace carpet twice whenever we have serious rains, a dozen plus visits by plumbers when it didn't get quite that bad (at close to \$500 a visit), a leaky roof, water heaters and toilets needing to be replaced, all at our cost. The price for being patient and waiting for our opportunity was worth it in our minds. Now that the property is available and the owner still has the desire to purchase it, I feel it would be a disservice to his efforts and to the neighborhood not to give him this opportunity.

Julie Gerlach  
Office Manager  
Auto Connections Seattle

## Croll, Timothy

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**From:** Alex Jahn  
**Sent:** Thursday, November 16, 2017 1:10 PM  
**To:** SCL\_RealProperty  
**Subject:** 1414 NW Leary Way Seattle Washington 98107

To whom this may concern,

My father opened up Auto Connections Seattle to free himself from working for someone and too follow his dream of operating his own business. I am currently attending college in Salt Lake City and it has been hard not being able to be their and help as I have been doing since I was first able to drive. I don't think selling 1414 NW Leary way is the best idea. I am the oldest out of 4 children and want my sibling to be able to have the same opportunities that my parents have given me. Whether or not my parents know I am and forever will be grateful. One of my favorite things is looking forward to coming home from breaks to help my dad at his business. I even am thinking of following in his foots steps. Selling the property wouldn't stop my dad it would just change his business forever. My dad has always focused on being that small car dealer in Ballard that provides his customers with great customer service. My fathers passion surpasses most people, he is resilient, however selling this property would affect more than just him. He has had a positive impact on the surrounding community, and has established an image. I am just am confused as why the city would sell a property that has a business operating and bringing the city income. All of the other properties are truly surplus and vacant.

Thank you,  
Alex Jahn

## Croll, Timothy

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**From:** Thomas Furlong ·  
**Sent:** Thursday, November 16, 2017 1:39 PM  
**To:** SCL\_RealProperty  
**Subject:** City light properties

They should be kept and used to alleviate problems caused by the housing shortage, to take care to minimize the displacement that creates urban sprawl, and it's problems. Take care of the homeless, etc. Thanks for your time and consideration.

Thomas Furlong

Get [Outlook for Android](#)

## **Croll, Timothy**

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**From:** Linda Hanlon ·  
**Sent:** Thursday, November 16, 2017 1:54 PM  
**To:** SCL\_RealProperty  
**Subject:** Keep public lands in public hands for low income and homeless housing

Dear Seattle City Light,

Affordable housing isn't working all that well at this time because private development is not very interested in providing space to others at below market rate.

Public and private funding is needed. Blending multi-generational needs for housing, child care, senior services, health care (especially preventive/wellness programs) with easy access to public transit can be done now on public land in the city with financial help from private businesses.

Please create new community housing that serves all of our needs. Programs are needed to keep individuals and families from taking to the streets to live. They need options. Very few of us have living wage jobs if we are working in non-profit, hospitality, senior care, retail or food services and other sectors. Artists need spaces to live and work. Without proper planning, neighborhoods lose their resilience, vitality and creativity.

Keep public lands in public hands...our hands, because we need more housing and services for low income and homeless neighbors.

**Linda Hanlon**

**Croll, Timothy**

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**From:**  
**Sent:** Thursday, November 16, 2017 2:38 PM  
**To:** SCL\_RealProperty  
**Subject:** selling property

We are very in favor of selling the City Light property in order to help keep some of the utility costs down for consumers!  
Barbara Lowe & James Brooke

**Croll, Timothy**

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**From:** Emily Johnston  
**Sent:** Thursday, November 16, 2017 4:04 PM  
**To:** SCL\_RealProperty  
**Subject:** The first best use of "surplus" land should be for housing!

Dear City Light,

I wholly support the sale of the two substations to the Office of Housing (though I wish you could just transfer it--the City sells/City buys process seems strikingly inefficient).

But the others should not be sold--they should be leased at the lowest possible cost to either a City department that can directly implement creative affordable housing solutions on them, or to community-based nonprofits that can do so.

As the saying goes, real estate is a good investment: they're not making any of it anymore--and that goes double for property in a city like Seattle. If this is sold for market-rate housing, we lose a huge opportunity. All surplus land should *first* be considered for effective (i.e. high density), affordable, and attractive solutions outside of the market sphere. At this point, it's a moral imperative.

Thank you.  
Emily Johnston

## Croll, Timothy

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**From:** Tami Cline  
**Sent:** Saturday, November 18, 2017 11:57 AM  
**To:** SCL\_RealProperty  
**Cc:** Croll, Timothy  
**Subject:** FW: City Light NW Seattle Properties - Leary Property

Mr. Croll and Committee:

Please consider incorporating the letter below into the records being compiled for the City Light sale of NW Seattle properties. I know it is past the deadline of yesterday's date, November 17. I used an incorrect email address as noted by the email that was kicked back from the city.

Sincerely,

**Tami Cline | 206.501.7115**

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**From:** System Administrator  
**Sent:** Friday, November 17, 2017 5:48 PM  
**Subject:** Undeliverable: City Light NW Seattle Properties - Leary Property

Message did not reach some or all of the intended recipients.

**Subject:** City Light NW Seattle Properties - Leary Property  
**Date:** 11/17/2017 5:48 PM

The following recipient(s) cannot be reached:

'Croll, Timothy ' on 11/17/2017 5:48 PM  
None of your email accounts could send to this recipient.

**From:** Tami Cline  
**Sent:** Friday, November 17, 2017 5:48 PM  
**To:** 'Croll, Timothy '  
**Subject:** City Light NW Seattle Properties - Leary Property

Dear Mr. Croll,

I understand the City of Seattle is in the process of evaluating properties to sell; one of them being the building located at 1414 NW Leary Way which is currently occupied by Auto Connections Seattle.

I think it a shame to close the doors and opportunities on a local business that thrives in it's current location. This is a business that has built themselves a reputation by offering great service and trust to the community. Jim Jahn, the owner, graduated from Ballard High School and has been in the area for many years. Jim is a pillar in the community. His decision to open the doors of his business in Ballard was intentional. His dedication to customers and loyalty to Ballard

should be of consideration in this day and age of the internet and big business. It's really nice to have a local guy, doing business in his small home town.

We have worked with Jim Jahn and his loyal employees for over 15 years to buy and sell vehicles. We have also recommended them to a host of friends and families as well. We hope to keep with this tradition and to see the building at NW Leary Way not be turned into another mega apartment building, multi-use complex, storage facility or the like. The current location of Auto Connections Seattle gives the opportunity for city dwellers to shop local rather than having to go to the mega car lots in suburbia to purchase or sell a vehicle. This establishment benefits the community, the business and surrounding businesses.

Our family hopes you will reconsider selling the current property at 1414 NW Leary Way.

Sincerely,

**Tami Cline |**

**Croll, Timothy**

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**From:** Nowlin  
**Sent:** Saturday, November 18, 2017 11:07 AM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Surplus properties in Ballard

✓

We are writing to voice our opposition to selling the seven surplus properties in Ballard to private companies or individuals. Those properties need to stay in public hands! There are many ideas of turning them into patches, parks, or areas for trees to be planted and these ideas are all good ones. Land is valuable in more ways than just financially and these properties need to be retained for the greater public good.

Thank you.

Mark & Bridget Nowlin

Seattle, WA 98117

**Croll, Timothy**

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**From:** Comcast  
**Sent:** Friday, November 17, 2017 11:06 PM  
**To:** SCL\_RealProperty  
**Subject:** Jahn property

✓

Give the property to the right people, Jim Jahn. They will use the property in the best way.

Sarah Holt  
Sent from my iPhone

## Croll, Timothy

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**From:** Kevin Orme  
**Sent:** Friday, November 17, 2017 10:25 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Save Green Space and retain ownership of SCL Surplus Properties in Phinney and Ballard!

To the directors of Seattle City Light and the Seattle City Council:

As you know, there are currently 7 substations being evaluated for sale to private bidders. Please DO NOT sell these off in this way! Rather, save them for public greenspace and preservation!

1) as we all know, the City of Seattle is undergoing dramatic change and at often far too fast a pace. The old rule holds VERY true - 'an ounce of prevention is worth a pound of cure' - preserving these spaces NOW while they are still City property is far, far cheaper and smarter than selling them off, and later having to buy back private land for public use - the latter scenario makes NO SENSE, as Sound Transit is finding out the hard way up north of the city in a similar situation - don't end up in that situation, preserve the property for public use NOW!

2) preserving greenspace in our City is only going to get tougher over the coming decade, let alone next 10-20 years. Saving these spaces now helps prevent that problem in the future - not only for the cost savings above, but for the simple reason we cannot retain what is great about Seattle if we let developers build on every square inch of it?! Let alone helping urban wildlife, retain clean air and water and help preserve WHY we live in the Pacific Northwest in the first place? Again, the way is clear - retain ownership and preserve these properties!

3) expanding green canopy and habitat goals cannot be done without expanding greenspace in the City. This is one of the most cost-effective and plan-effective (meaning you \*already own the land\*, so you have the control you need to enhance and re-green it without interference or buying off greedy private landowners) ways to meet those canopy and green goals for the City. Again, retain the land!

Finally - the people who live here already, especially middle and lower-income classes, want to preserve what's great about Seattle NOW rather than get pushed out for McMansions and rich people - retaining greenspace for a public benefit, urban wildlife, green canopy and urban forest expansion goals based on land you already own is by far and away the BEST way to do it - we want to help!

kevin orme  
greenwood resident

**Croll, Timothy**

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**From:** Sue McGann  
**Sent:** Friday, November 17, 2017 10:01 PM  
**To:** SCL\_RealProperty  
**Subject:** Comments on the Disposition of seven former substation properties in NW Seattle

Dear Seattle City Light,

I was unable to attend the Thursday Nov. 16<sup>th</sup> 2017 Public Hearing in Ballard regarding the disposition of the seven former substation properties. I am emailing today, Nov. 17<sup>th</sup> 2017 per the notice instructions with my comments and would like to be notified of any actions taken on these sites.

There is absolutely no reason to sell the substation properties on the open market. These properties belong to Seattle City Light (and therefore to the citizens of Seattle) and should be kept that way. Instead of “selling” them, they should be leased so that the City of Seattle maintains control over them. Don’t forget, no new land is being created in our city.

**Seattle desperately needs housing—especially housing that doesn’t displace more people.** We know these “surplus” properties don’t currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they’ll just be a few more market-rate units....when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

This way, they’ll remain under City control, and can also be utilized for the highest good for Seattle’s citizens as zoning changes are implemented. Where they might have been used for as few as four market-rate single-family homes (one is zoned industrial), totaling about 12-15 people, they could instead be used for group housing for dozens of people, for example, and then shifted to, say, four-story, eight-unit affordable apartment or condo buildings for **65+ people** if the zoning changes.

These are taxpayer-owned, and we need to shepherd the City’s resources. ***We are tired of the privatization of the citizens's common resources.*** Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering “surplus” properties, the City’s first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Sincerely

Sue McGann  
Seattle Citizen  
98125

✓

**Croll, Timothy**

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**From:** Iona Park  
**Sent:** Friday, November 17, 2017 9:57 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** substation properties

Dear Seattle City Light,

Please do not sell the 7 substation properties in Ballard and Phinney Ridge for development. We believe that it's important to keep green space in Seattle because we need trees to take in carbon dioxide, and we need nature in our communities. We should be planting more trees, not taking them down.

Thank you very much.

Sincerely,  
Leo and Max Park Taber  
(ages 10 and 8)  
Climate Justice Ambassadors  
Plant for the Planet

↓

## Croll, Timothy

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**From:** David Gauthier n>  
**Sent:** Friday, November 17, 2017 9:06 PM  
**To:** SCL\_RealProperty  
**Subject:** North Beach Substation Comments

Dear Mr. Croll,

My wife and I own the home that abuts the North Beach Substation property to the South. We are writing to oppose the sale of this property or at minimum to delay the sale until a use consistent with the surrounding homes and neighborhood community can be identified and funded.

If the property is sold on the open market, we are extremely concerned that the purchaser would seek to re-zone the parcel for multiple units to maximize profit. During the community meeting on November 6<sup>th</sup> 2017, Christopher Ndifon from Seattle Department of Construction and Inspections noted that we should pay close attention to the details of this parcel as a savvy developer is likely to exploit loopholes in the zoning and short plat processes. Any use of this property beyond the proposed SF7200 zoning would adversely affect the neighboring properties, impacting property values and the community. From Mr. Ndifon's comments, we are not confident in the City's ability to protect and maintain the SF7200 zoning of this property. As this is the only single family property in the disposition process, we believe SCL should treat this parcel differently and postpone the sale until it can guarantee a final use consistent with the surrounding property.

If SCL continues with the disposition of this parcel, it seems clear the five adjacent neighbors will be engaged in a zoning battle with the city and potential developer for some period of time. The Olympic Manor community is already engaged in similar land use battles and we have observed that City processes seem to favor developers and can be selectively applied. This parcel does not enjoy support from either Olympic Manor or the non-profit groups looking after many of the other sites – the battle to ensure consistent use will be an expensive and time consuming burden for the five directly impacted neighbors.

We respectfully request that SCL forego the sale of this property, leaving and maintaining it as –is as publically owned, un-programmed green space. At a minimum, we request that the sale be delayed until such time as a use consistent with the neighborhood can be agreed and guaranteed by SCL and SDCI.

Thank you for your consideration.

David Gauthier  
Melissa Coffey

Croll, Timothy

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**From:** markandcarol schultz  
**Sent:** Friday, November 17, 2017 8:51 PM  
**To:** LEG\_CouncilMembers; SCL\_RealProperty  
**Subject:** Saving our public lands

We have experienced tremendous growth in Seattle and especially in the last 5 years. More and more people are living in high density developments. Yards are a thing of the past for many, as homes are being replaced by complexes. People need some room to "breathe". Ballard and Phinney Ridge have traditionally been short of community green space. Other parts of the City as well are in need of green space with the increasing density. Green Spaces are *essential* to keeping our "Urban Villages" and neighborhoods livable. Even mini parks can make a huge difference to residents.

We hope you see this as an opportunity to improve these high density areas and the city. This opportunity improve the "livability" of Seattle.

Thank you

Carol and Mark Schultz

✓

## Croll, Timothy

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**From:** John Samaras  
**Sent:** Friday, November 17, 2017 8:48 PM  
**To:** SCL\_RealProperty  
**Subject:** Comments on the Disposition of seven former substation properties in NW Seattle

Dear Seattle City Light,

I was unable to attend the Thursday Nov. 16<sup>th</sup> 2017 Public Hearing in Ballard regarding the disposition of the seven former substation properties. I am emailing today, Nov. 17<sup>th</sup> 2017 per the notice instructions with my comments and would like to be notified of any actions taken on these sites.

There is absolutely no reason to sell the substation properties on the open market. These properties belong to Seattle City Light (and therefore to the citizens of Seattle) and should be kept that way. Instead of “selling” them, they should be leased so that the City of Seattle maintains control over them. Don’t forget, no new land is being created in our city.

**Seattle desperately needs housing—especially housing that doesn’t displace more people.** We know these “surplus” properties don’t currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they’ll just be a few more market-rate units....when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

This way, they’ll remain under City control, and can also be utilized for the highest good for Seattle’s citizens as zoning changes are implemented. Where they might have been used for as few as four market-rate single-family homes (one is zoned industrial), totaling about 12-15 people, they could instead be used for group housing for dozens of people, for example, and then shifted to, say, four-story, eight-unit affordable apartment or condo buildings for **65+ people** if the zoning changes.

These are taxpayer-owned, and we need to shepherd the City’s resources. ***We are tired of the privatization of the citizens’s common resources.*** Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering “surplus” properties, the City’s first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Sincerely

John Samaras, Ph.D.

Seattle, WA 98125

**Croll, Timothy**

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**From:** Claudia Kiyama .com>  
**Sent:** Friday, November 17, 2017 7:55 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Comment on sell of substations

Seattle City Light and Seattle City Council,

I am a Ballard homeowner. After attending yesterday's public hearings I agree with many of my neighbors that the land of these seven substations should not be sold now. I agree delaying this sell is in the best interest of the city of Seattle and its residents. In my opinion, these lots should be sold individually and with the interest of the nearby neighbors into consideration. Public use of these lots should be the first option considered. Thank you.

--  
**Claudia Kiyama**

J

**Croll, Timothy**

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**From:** Bruce Nourish  
**Sent:** Friday, November 17, 2017 7:50 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Comment regarding the disposition of SCL surplus property

Hello,

I write regarding the disposition of surplus City Light properties in and around Ballard and Fremont. I am in favor of selling these lots for residential or mixed-use housing development, as allowed by zoning. Seattle has a serious shortage of housing, and these properties provide a small opportunity to have more housing.

Thank you.

Bruce

**Croll, Timothy**

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**From:** Frank Backus  
**Sent:** Friday, November 17, 2017 7:43 PM  
**To:** SCL\_RealProperty  
**Subject:** Selling public greenspace

I just heard that you are thinking of selling off seven public green spaces in Ballard and Phinney Ridge. I want to register my opposition to that plan. Seattle needs more green space for people and wildlife. Green space has been shown to improve people's mental health. Green space adds to the city's forest infrastructure. Selling it goes in the face of the city's stated goal of increasing the tree canopy in the city. Please rethink the plan and do not sell those properties.

Sent from my iPhone. Frank

**Croll, Timothy**

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**From:** Jessica Papkoff  
**Sent:** Friday, November 17, 2017 7:22 PM  
**To:** SCL\_RealProperty  
**Subject:** Substations....

I am also opposed to the sale of these substation properties to developers. There needs to be more time to study and evaluate the possibilities and ramifications of different types of usage. Considering the large loss of tree canopy over the years and the allowance of new houses having a much bigger footprint allowing for even fewer trees and shrubs, I think these properties should be preserved as green spaces.

Jessica P.  
(Seattle resident of 34 years.)

## Croll, Timothy

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**From:** Penny thackeray 1>  
**Sent:** Friday, November 17, 2017 7:21 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** Proposal to sell of Seattle City Light properties in Ballard and Phinney Ridge

I hope you will find time to read my comments on this proposal and take the feelings of a long-term city resident into account. I have always been proud of the green spaces in Seattle and thought we deserved the nickname of "the Emerald City". Our tourists and visitors, who bring a substantial amount of money into the city, (which in turn helps all of our residents), always say they will return because we have such a welcoming and beautiful place. Our trees always get singled out as particularly inviting. But more and more our city's appearance is under threat. As we build, build, build, it gets harder and harder to find a place for our children to play, our adults to sit and contemplate, our bones to find a sunny spot, and our souls to find a little respite from the craziness of what is now a hard-driven city. I feel that if we are not careful we will indeed find ourselves with a high density population, but with no escape from all the anguish and soul-destroying factors that come with this. Please, please consider the ramifications of your proposal. I grew up in "projects", concrete jungles where depression and suicide levels were high, violence erupted, people felt hopeless. Seattle is moving fast on a similar trajectory. Helping the mental and physical health of our citizens and our city as an entity is in your hands and I want to believe you will take your responsibility very seriously.

With hope and gratitude for your consideration  
Penny A Thackeray

**Croll, Timothy**

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**From:** Tracey Bernal  
**Sent:** Friday, November 17, 2017 6:45 PM  
**To:** SCL\_RealProperty  
**Subject:** Save substations!

To whom it may concern:

Please stop selling off land for development. We need green space available for public use to maintain quality of life here in Seattle!

Thank you

--  
Tracey Bernal

## Croll, Timothy

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**From:** anne  
**Sent:** Friday, November 17, 2017 5:57 PM  
**To:** SCL\_RealProperty  
**Cc:** Oleary, anne  
**Subject:** no mention of this e-mail for comments

Hi SCL,

I noticed on the surplus properties page of your website- I cannot find this email address for comments- "SCL\_RealProperty@seattle.gov"

Possibly I did not see it- Please make it clear for folks that want to comment and go to your site.

You do have a prominent notice on the web page- to direct questions to the companies email for Timothy Croll. Thank you for that.

I had to go back to the flyer, that was given out at the community meeting, to find the SCL\_RealProperty email address to comment.

thank you,

Anne Brink

✓

**Croll, Timothy**

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**From:** Martina Hauge  
**Sent:** Friday, November 17, 2017 5:54 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers

Please put a 5 year delay on the sale of substations in Ballard.

Sent from my iPad

✓

## Croll, Timothy

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**From:** Christina Smith  
**Sent:** Friday, November 17, 2017 4:58 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Opposition to proposed sale of 7 "surplus" substation properties

I am writing to concur with the recommendations of neighbors who attended last night's meeting with Seattle City Light. With Seattle becoming much more densely urbanized, creation of new greenspaces is of vital importance to the future liveability of the neighborhoods where the surplus substations are located. As public transportation improves more people will choose to live without cars, making neighborhood green spaces and "pocket parks" even more important.

It is completely unnecessary to move forward with sale of these properties while giving so little notice to community groups who have voiced interest in trying to preserve these properties for public use. Please establish a 5-year moratorium on sale. If these properties are put up for sale now – in such a rushed manner – they will certainly be bought by developers with deep pockets and be lost to public use forever. Give Seattle Green Spaces Coalition and Groundswell NW time to raise funds that would convert these properties to public use that will benefit Seattle forever.

Christina Smith

Seattle, WA 98107

**Croll, Timothy**

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**From:** aileen langhans 1>  
**Sent:** Friday, November 17, 2017 4:55 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Cc:** Aileen Langhans  
**Subject:** Substations up for sale by the SPU

RE: Sale of Seattle City Light substation properties

To whom it may concern:

The City of Seattle already has a major deficit in open, green space, especially given the rapid increases in its population. Any and all excess city land is not the property of the Seattle City Light to discard at will; it should be held by the city in stewardship for all its citizens and taxpayers and, therefore, be protected, preserved, and re-purposed for their betterment. This City and Seattle City Light should not make this a financial decision, but a long-term commitment to promoting livability, safety, and a sense of community.

Please canceled this foolish effort to sell off seven former substations in Ballard and Phinney Ridge to developers. The City of Seattle must refocus its own commitment away from speculators and profit seekers, especially when it does so to the detriment of its long-term residents. This decision to sell should not a viable option.

Sincerely,

Aileen M. Langhans on behalf of the Langhans Family, residents of Seattle since 1955.

**Croll, Timothy**

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**From:** Kathleen Kerkof  
**Sent:** Friday, November 17, 2017 4:52 PM  
**To:** SCL\_RealProperty; Kathleen Kerkof  
**Subject:** Disposition of 7 former substation properties in NW Seattle

I am writing to express my opposition to losing these public properties to private ownership. I think they should stay publicly-owned lands.

The city is an ecological system with any loss of open space having many unforeseen repercussions. Any kind of open space is extremely valuable to both humans and all the other species we share this ecosystem with. Do we want a city with no birds, no butterflies, no bees, no orcas, no salmon; a city where children have no direct experience of nature such catching butterflies and grasshoppers or watching ants or birds gathering materials and building a nest or digging in the dirt? Do we want our children to only engage the world through technology? As adults, how will they look for solutions to climate change and collapsing natural systems that work with nature if they do not learn to love nature as children and all they have experienced is technology? Our city is moving to eliminate yards so don't assume children they will have them to play in or that our parks will be adequate.

There is a growing worldwide awareness of a lack of and a need for Nature Play. Google it and you will find a lot on it including a recently written book. I think that converting these sites into Nature Play sites would offer many benefits for our children, our wildlife and the city. The Loyal Heights site is very close to a school that is covering its playground with new buildings. Where are those children suppose to play? Why not give them a nature play area? The Ballard site has wonderful big trees on it. Just putting in a bench would give everyone a peaceful place to sit and listen to the sounds of the wind in the leaves and birds. The Monroe site could be used by the horticulture program at Ballard High School for greenhouses, gardens or beekeeping. How about renting it to them?

I think the parks dept needs to look at sites smaller than 10,000 ft. Little wild pockets are valuable. Groomed, landscaped areas or play fields are not the only areas we need. The parks dept has said none of their sites fall in the pocket of park deficits. Has that assessment taken into account the tremendous growth in the population of Ballard ?

I could say much more but it is getting close to the deadline for comment so I will end here with once that land is sold to private hands, the benefit to the public is gone forever.

Sincerely,

Kathy Kerkof

✓  
**Croll, Timothy**

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**From:** S Denise Henrikson  
**Sent:** Friday, November 17, 2017 4:47 PM  
**To:** LEG\_CouncilMembers; SCL\_RealProperty  
**Subject:** Save public lands for public benefit!

i am writing to urge the City of Seattle to retain our public lands so it can be used for public benefit. It belongs to all of us. There are other ways to raise money- like raising the taxes on highly profitable corporations, but once sold off, we do not have the funds to repurchase public land.

Thank you for protecting land for current and future Seattle residents.

Sincerely,  
Denise Henrikson  
West Seattle

## Croll, Timothy

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**From:** Maureen Brinck-Lund <  
**Sent:** Friday, November 17, 2017 4:43 PM  
**To:** SCL\_RealProperty  
**Subject:** power station properties

Is there a shortage of small pieces of developable property in Seattle to the degree that these properties that are currently in the ownership of the public, the City of Seattle (City Light) must be sold? What's the hurry? There have been many good ideas put forth for how the neighborhoods they are in can use them for the good of everyone in the 'hood. Can't we give that a try?

If in a few years' time those ideas don't pan out, or some of them do and some of them don't, then we can reconsider selling the property. It will undoubtedly have retained or increased in value. Holding on to these few, but necessary, open places can provide opportunities for the community to create communal spaces. If every inch of our city is filled with housing and commercial, we will be short-circuiting a once-in-forever chance for creating gathering places to complement our self-contained housing units.

Thanks for your consideration.  
Maureen Brinck-Lund  
98117

## Croll, Timothy

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**From:** Steve Bates  
**Sent:** Friday, November 17, 2017 4:36 PM  
**To:** SCL\_RealProperty  
**Subject:** FW: 1414 NW Leary Way in Ballard

Dear Sir/Madam,

Having read your intention of selling off some of your excess property <http://www.seattle.gov/light/Property/surplus.as> I was surprised to here that included in that possible sale was the property on NW Leary Way.

I understand the need to be diligent in the way we run our business and disposing of something that's unused or in excess and property is one of them, but in today's economic climate property is the one thing that makes us money, especially when you have business's renting that property from you, it's like a cash cow so why you would consider selling NW Leary Way when there are established companies on there that are serving the local community with local owners, local staff working them, some of these have been there years even decades in the community .

We thrive in our business because of entrepreneurs running their corner shop or dealership, they support us as we support them. I would ask that you seriously consider your options when deciding the fate of NW Leary Way. The value of the land can only go up also I know there will be a lot of unhappy people that have given a great deal of custom to those business's over the years to see them just get pushed out.

Thank you for your time.

Steve Bates | General Manager | BMW Seattle  
( Interco: 81101477 |

***A customer is the most important visitor on our premises. They are not dependent on us. We are dependent on them.  
They are not an interruption in our work.  
They are the purpose of it. They are not an outsider in our business. They are a part of it. We are not doing the customer a favor by serving them.  
The customer is doing us a favor by giving us an opportunity to do so.***

✓  
**Croll, Timothy**

---

**From:** Estella Leopold u>  
**Sent:** Friday, November 17, 2017 4:14 PM  
**To:** SCL\_RealProperty  
**Subject:** Pls do not sell the substations!

We definitely need more green space, especially in those areas in the down Town Seattle!

If you did not sell the substations we could turn each of those into a green area And provide open spaces for your young folks!

Even if we had to volunteer to do this- make green areas out of them using volunteer help!! Raise money in the city to do this!

Estella Leopold  
Professor emeritus  
UW Dept. of Biology  
Box 351800  
Seattle, WA 98195

**Croll, Timothy**

---

**From:** Sharon Lee  
**Sent:** Friday, November 17, 2017 4:24 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers; Josh Castle; Gustaveson, Lisa; Scarola, George; Best, Lynn  
**Subject:** Disposition of seven former substation properties in northwest Seattle

To: Seattle City Light

Re: Disposition of seven former substation properties in northwest Seattle

Given the severe shortage of affordable housing and shelter in Seattle and the Mayor-elect Durkan’s interest in building 1,000 tiny houses to alleviate the unsheltered homeless crisis, we strongly urge you to use the seven former substation properties in northwest Seattle first and immediately as site for tiny house villages and later as sites for permanent affordable housing.

The Tiny House Village sponsored by the Lutheran Church of the Good Shepherd in the Central Area is on a Single Family zoned property. It is a great example of what can be done to design a compatible village that fits into the neighborhood. There are 14 tiny houses (each 8’ x 12’) for homeless families, couples and singles. It is located at 1419 22 Ave. We believe the former substation sites can be used in a similar way to help homeless people.

You have a tremendous opportunity to do a lot of good quickly with these properties. We are happy to meet with you to discuss how this can take place.

Sincerely,

Sharon

Sharon H. Lee  
Executive Director  
Low Income Housing Institute

Seattle, WA 98121

Housing is a human right!  
Need Affordable Housing? Available units posted weekly at:  
<http://www.lihi.org/availableunits.html>

**Croll, Timothy**

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**From:** Estella Leopold  
**Sent:** Friday, November 17, 2017 4:11 PM  
**To:** SCL\_RealProperty  
**Subject:** Fwd: [treepac\_seattle] Deadline to Comment to Save City-Owned Land from being sold

Dear Seattle Council-

We definitely need more green space, especially in those areas in the down Town Seattle!

If you did not sell the substations we could turn those into a green area And provide open spaces for your young folks!

Even if we had to volunteer to do this- make green areas out of them using volunteer help!!

**Estella Leopold**  
Professor emeritus  
UW Dept. of Biology  
Box 351800  
Seattle, WA 98195

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Begin forwarded message:

[SCL\\_RealProperty@seattle.gov](mailto:SCL_RealProperty@seattle.gov)

✓

**Croll, Timothy**

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**From:** J Katzenberger  
**Sent:** Friday, November 17, 2017 4:04 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Substation- Extend comment and evaluation period

With so much focus on development, the City may have lost sight on livability. Neighborhoods should be allowed input on what may be built at former substations in their communities. It is after all "City" land and they are stakeholders.

The public comment period must be extended.

J Katzenberger

**Croll, Timothy**

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**From:** christopher mehlin  
**Sent:** Friday, November 17, 2017 4:02 PM  
**To:** LEG\_CouncilMembers; SCL\_RealProperty  
**Subject:** Selling substations is a poor use of them

As a Ballard resident I would like to register my disfavor with the notion of selling these power substations to developers.

Many good public uses could be found for these, including mini-parks. Just keeping some land wild would be good, too.

If a developer buys them we'll just get more ugly, expensive box housing. And we have quite enough of that.

Thanks,  
Chris Mehlin

Croll, Timothy

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From: Jim Rockwell  
Sent: Friday, November 17, 2017 3:58 PM  
To: SCL\_RealProperty  
Subject: City Light NW Substation Property Disposition Project

To whom it may concern,

I have been to all of the meetings with regard to the disposition of the 7 NW substation properties. I thought the process has been very good and Timothy Croll has been very consistent and even keeled throughout the process.

During these meetings it has been made clear by both Tim and City Councilmen O'Brien that there is an approved track to run on with respect to the disposition of the properties. One thing that was made clear to all in the meetings is that the properties are made open to other City of Seattle Departments as part of the process and that regardless of who buys the property, whether a City of Seattle Department or they end up being sold to a private citizen, that the sale should occur at a Fair Market Value.

Throughout the meetings there have been a number of citizens that represent various proponents of keeping all properties as open space of one type or another. I can certainly agree with them that with the rapid growth we are experiencing in Seattle that saving or creating more open space is an admirable goal. To that end, at some of the meetings there were representatives of the Seattle Park Department and they let people know that there are established criteria for establishing new parks, such as the park gap analysis, street frontage and other criteria.

The reason I bring this up is the property at 3209 NW 65th Street. Per the people at the Seattle Park Department this property does not meet the criteria to have it be bought by the parks department. One specific area this property fails miserably is that the street frontage on NW 65th is only 20 feet. Unless somebody actually knew a park was there most people would just walk right by it. It is not a prime candidate to become a park under any circumstances.

Yet the prevailing mood at the Public Hearing last night on November 16 of the various pro park people was that every green space is worth preserving. I do not consider this to be good public policy. City funds for parks are scarce and the public dollars we have should be used to maximum affect.

I am aware through having my office in the neighborhood that Picolino's Restaurant has an interest in developing the property. To me this is a fantastic opportunity to have a successful small business be able to expand and serve the community. Picolino's has been an outstanding neighbor, contributing thousands of dollars to non-profits that ask for donations. I believe a good case can be made that this is the highest and best use for the property. Why do I say this? While in agreement with the various advocates for more open space who spoke at the meeting on November 16th, I think the number of people that would actually use the space at 3209 NW 65th would be very small due to odd shape with little street frontage. Picolino's serves thousands of Seattle citizens each month and closes early each night, by a little after 10pm even on the weekends. They are the perfect neighborhood business that acts as a magnet for all that live in the area.

The pro parks people did seem to come together on the November 16th meeting with the idea of not making any decision at this time and waiting 5 years to decide what to do with all 7 of the properties. I encourage City Light NOT to take this advice. Tens of thousands of dollars of City Light employees time have been allocated to this project at this time. Let's move forward to dispose of these surplus properties in an orderly fashion that benefits as many Seattle citizens as possible.

Sincerely,

Jim Rockwell

**Jim Rockwell / Designated Broker**

[REDACTED] FAX 206 222 2222  
[REDACTED] am

WEB [www.RockwellRealtyLLC.com](http://www.RockwellRealtyLLC.com)



✓

**Croll, Timothy**

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**From:** Susan Darling  
**Sent:** Friday, November 17, 2017 3:47 PM  
**To:** SCL\_RealProperty  
**Subject:** Substations

Please hold off selling these properties until organizations can act to keep some of them as green spaces. I highly encourage you to keep the Loyal Heights location as a green space. There is not a nearby play space especially with the paving over of the Loyal Heights Elementary School playground. Absolutely do not tear out or damage the old fir trees at the property. Many of the members of the public, including many at the hearing last night, would take action if the trees are endangered.

Susan Darling  
Ballard Resident

**Croll, Timothy**

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**From:**  
**Sent:** Friday, November 17, 2017 2:46 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** RE: Seattle City Light Property 6109 Phinney Avenue N. and other properties

Dear Seattle City government:

This comment concerns the property owned by and no longer needed by Seattle City Light at 6109 Phinney Avenue North and in other locations in Seattle.

I would urge the City to keep these properties in as natural a state as possible. In particular, plant trees, particularly nut trees and other trees that are useful to birds. In further particular, the City of Seattle should lead the way in effectuating what the Nobel Prize winning biologist E. O. Wilson proposes: turning over half the land space on the planet to Nature. If humans are going to survive, we need to stop destroying every system that allows this planet to sustain life.

One proposal that many of my friends and neighbors approve of is planting trees and milkweed. Milkweed is necessary to the life cycle of Monarch butterflies. Monarchs are facing extinction as a result of milkweed being destroyed by herbicides and habitat destruction. Plant trees and milkweed. Give the Monarchs and birds and other organisms in this web of life a chance.

What we really do not need is more development. The Phinney neighborhood has already been largely desecrated and negatively altered by the increased traffic and congestion of the horrid condos and development allowed by the City. Seriously, Seattle has one of the most magnificent natural settings on the planet and could be a stunningly beautiful city. But instead, on Phinney Ridge, the City has allowed multi-story condos to block out the views of the Cascade Mountains to the east and the Olympic Mountains to the west.

Instead of more crowding, Seattle could be a leader in giving land over to the other lifeforms with whom we share this planet and allowing them and out species to live. And among the best actions that can be taken on global warming is to plant trees, more trees everywhere and reforest the planet.

Thank you.

Helga Kahr

**LAW OFFICES OF HELGA KAHR**  
**Seattle, Washington**

**Croll, Timothy**

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**From:** Anne Ewalt  
**Sent:** Friday, November 17, 2017 2:13 PM  
**To:** SCL\_RealProperty  
**Subject:** green spaces in Seattle - Ballard Property



Please do not sell of this valuable green space. We already don't have enough trees per capita in accordance with Seattle's Plan. Trees and green spaces make Seattle a desirable place, and enable humans to live on this planet.

Please invest in the earth for our future generations!

thank you

Anne Ewalt

**Croll, Timothy**

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**From:** .....  
**Sent:** Friday, November 17, 2017 1:56 PM  
**To:** SCL\_RealProperty  
**Subject:** disposition of SCL property 1414 NW Leary Way  
**Attachments:** Renter's wishes.pdf

**Jim & Marie Jahn, Auto Connections Seattle (ACS) "a better way to buy a car"**

Seattle, WA 98107

**Timothy Croll, Seattle City Light and The Seattle City Council**

700 Fifth Ave, Suite 3316  
Seattle, WA 98104  
SCL\_RealProperty@seattle.gov

November 16, 2017

**Seattle City Light's Disposition of Seven Former Substation sites in NW Seattle Public Hearing and ACS recommendation this property remain as a profitable rental for the City of Seattle.**

1414 NW Leary Way is the only property of the seven zoned that is commercial and currently generating the City of Seattle through Seattle City Light monthly rental and tax income.

Since 2005 ACS have been timely renters, investing over \$100,000 of our own funds into the property so as to make the space usable and complementary doing important business in our community.

We make good neighbors regularly supporting many businesses within walking space of our property and far beyond. Some of our closest: Nix Auto, Les Schwab, DMI Auto, Northern European Motors, SMJ Studio, OfficeMax, Rubens Brewery, Doctor Don's, Carter VW/Subaru, OfficeMax, Max Upholstery. Dr Dons, Carter Volkswagen/Subaru, Kemly Electric, Rudd Painting, Stones German Garage Ginger's Pet Rescue, High Road Automotive, Bardahl Oil, Java Jahn and so many more.

Auto Connections Seattle understands the sale of the seven former Substations is a business decision the Seattle City Light needs to make. To include our property in the sale with the six other Substation sites seems premature given the revenue and jobs provided here. (Vehicle sales collect 10.4 % in taxes. )

Environmental studies and toxic cleanup at this address will be costly. All of our surrounding neighbors have found contamination on their land which complicates selling properties.

ACS is happy to stay on as a renter of Seattle City Light during these studies. If the city doesn't want to continue with renters we are interested in a cash purchase of this location. Given the investment to the property we feel we deserve first right of refusal when negotiating with the City of Seattle.

In this current discussion of selling "Property #6 Leary" **no** person/entity with whom ACS can discuss; what the city knows about contamination at this address, who will be doing a study, what time table is involved with ACS as a tenant? **As a tenant we deserve more active personal communication.**

are available to meet and talk with whomever has the authority to give us more information and expect to have this meeting on the calendar by December 15<sup>th</sup>, 2017. Thank you.

Sincerely,

Jim & Marie Jahn owners of Auto Connections Seattle

Jim Jahn  
autoconnectionsseattle.com

a better way to buy a car

**Croll, Timothy**

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**From:** Cassie Carroll < > 1 >  
**Sent:** Friday, November 17, 2017 1:50 PM  
**To:** SCL\_RealProperty  
**Subject:** Do Not Develop Our Green Spaces!

2

Dear Seattle City Light,

Please do NOT sell 7 former substation properties in Ballard and Phinney Ridge. These sites have been green with trees for many years. Many neighbors want to keep them as mini-parks. Last night, people spoke up at a public hearing. Seattle Green Spaces Coalition is asking that these sites be re-purposed for public benefit, not sold off for private development. I support Seattle Green Spaces Coalition and want to see these sites re-purposed and kept as green space!

Many thanks,

Cassie Carroll

Seattle, WA

## Croll, Timothy

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**From:** Groundswell Northwest <  
**Sent:** Friday, November 17, 2017 1:17 PM  
**To:** SCL\_RealProperty  
**Cc:** O'Brien, Mike; Nevins, Chip; Croll, Timothy  
**Subject:** Groundswell NW Comments on Seattle City Light disposition of seven former substation properties in Northwest Seattle  
**Attachments:** NW Seattle Substations Analysis and Coverletter.docx

Please see the attached document with Groundswell NW comments for the public record in regards to the Seattle City Light disposition of seven former substation properties in NW Seattle. Please contact me if you have any questions or requests for clarification.

Regards,

Dawn Hemminger

Groundswell NW, President

[www.groundswellnw.org](http://www.groundswellnw.org) |



GROUNDSWELL NW

Creating Community Parks & Habitat

P.O. Box 17163 | Seattle, WA 98127

11.16.17

Attention: Seattle City Light

I am writing on behalf of Groundswell NW in reference to Seattle City Light's planned disposition of seven former substation properties in northwest Seattle. We appreciate your outreach and the opportunity to provide comment.

Over the past 20 years, Groundswell NW has become a trusted resource and advocate for parks, open space and habitat in NW Seattle. We have an outstanding track record in collaborating with our community members and the City, and view the recent availability of the substation properties as a timely opportunity to collaborate with Seattle City Light to preserve much needed open space in this fast-developing neighborhood where available property is at a premium.

In response to the current disposition process, we have assembled the accompanying document that identifies potential open space opportunities for each NW Seattle SCL property on the disposition list. We encourage SCL to use this document as a guide to better understand the local history, community context, and potential open space opportunities for each property.

In addition to reviewing this document, we request SCL to:

1. Acknowledge that the top 4 properties on our list (Loyal Heights, Sunset, Monroe, North Beach) have the highest potential for open space use and to work with Groundswell NW to allow the community more time to evaluate, build support and raise funds if needed.
2. Provide an option for the P-Patch program to evaluate the use of these properties for community gardening.
3. Give the community more opportunities to provide public input, in particular, we are asking for a Public Hearing format when SCL presents recommendations for NW property disposition to City Council. A public hearing, which accommodates for public input, would alleviate some of the time pressure for groups that are still getting organized and also provide an opportunity for the City Council and SCL to receive recommendations from the public in the same setting.

In closing, we appreciate the opportunity to participate in the process. Please contact me if you would like any further clarifications. We continue to value our partnership with Seattle Public Light and look forward to collaborating with you!

Sincerely,

Dawn Hemminger

Board President, Groundswell NW | [groundswellnw@gmail.com](mailto:groundswellnw@gmail.com) | 206-953-3940

On behalf of fellow Groundswell NW Board Members: Jan Satterthwaite, Dave Boyd, Renee Dagseth, Dennis Galvin, Devon Shannon, Susanne Daniell

## NW Seattle Substations – An Opportunity for the Community

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Groundswell NW has identified the decommissioned substations in NW Seattle as opportunities for community use for over 20 years. This is in keeping with our longstanding goal of keeping public lands in public hands and making it possible for everyone to walk to a public open space without having to cross an arterial. These substations were first identified as an opportunity in Groundswell's 1996 Ballard – Crown Hill Open Space Inventory and Action Plan, which was supported by a Neighborhood Matching Fund grant and hundreds of hours of volunteer time.

The Crown Hill – Ballard Neighborhood Plan in 1998 identified all nine NW Seattle substations in the planning area, along with any other surplus public lands, as opportunities for community use (not necessarily open space – potentially also for affordable housing or other community benefits). The City's response was that the sites would be evaluated on a case-by-case basis.

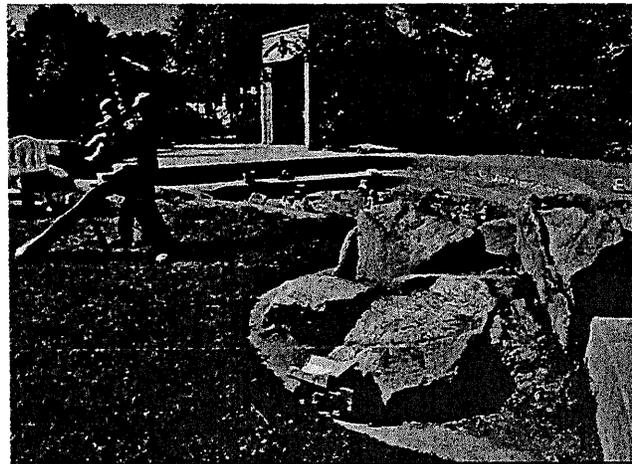
We renewed our interest in these substations for community use as part of our 2014 Ballard Open Space Plan Update, another Neighborhood Matching Fund project. Until recently, the fate of these sites was in limbo, so it has been difficult to mobilize community support around future uses since the owner, Seattle City Light (SCL), was not forthcoming about plans for the sites.

In fall of 2017, SCL began outreach to some community organizations on the disposition of 7 substation properties in NW Seattle. When Groundswell NW indirectly learned of this outreach, we acted quickly by contacting SCL and scheduling a public meeting on October 18, co-hosted with Seattle Green Spaces Coalition and Sunset Hill Community Association.

### **What can be done with these small parcels?**

A prime example is the 6<sup>th</sup> Avenue NW Pocket Park at NW 76<sup>th</sup> St. and 6<sup>th</sup> Ave NW. Seattle Parks worked with Cascade Land Conservancy, now Forterra, to purchase the Whittier substation and the adjacent corner house in 2002.

Groundswell NW acted as fiscal sponsor for the community group that got a Neighborhood Matching Fund and other grants to develop this gem of a corner park (see photo at right).



### **We need more time**

By bundling seven of these sites for disposition, SCL has put the community at a disadvantage. After waiting for years to find out when the process will begin, we are faced with a tight timeline for several sites that have potential for community use. As an all-volunteer organization, we have learned that these projects can be accomplished, but they take time. We have begun the process of analyzing and prioritizing the sites, but will need more time to develop support from the community, the City and potential funders.

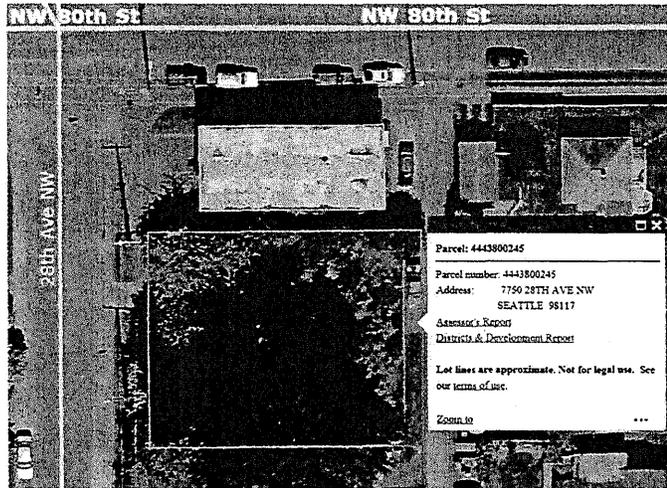
### **Our analysis and recommendations for properties on the disposition list**

Below is our initial analysis of the seven sites up for sale, in rough priority as potential open space. We plan to make a formal request to City Council to delay the sale of at least the top four sites listed below in order to give the community time to further prioritize and develop support for these sites.

## 1. Loyal Heights

7750 28<sup>th</sup> Ave NW, 8,158sf, zoned LR2 RC, \$900K projected value. Identified as one of two sites of interest to the Office of Housing, but it does not have good access to transit or other services.

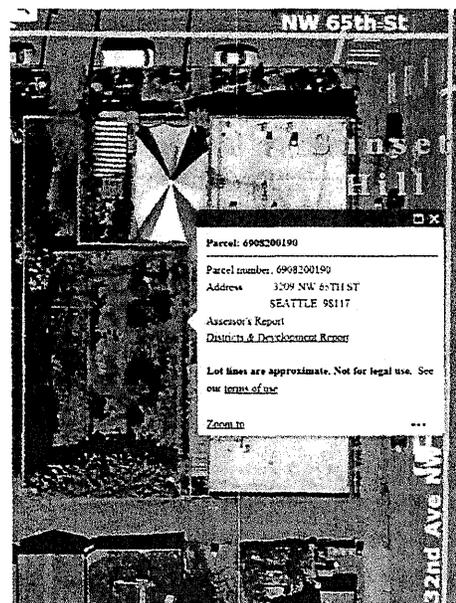
**Open Space potential:** Parks' analysis shows that it is not in a gap, but it is .5 miles from the NE corner of Sunset View Park and just under .5 miles from the tip of Golden Gardens Park that extends to the intersection of NW 85<sup>th</sup> St and 32<sup>nd</sup> Ave NW. That finger of the park has no usable open space – to reach any usable open space, other than the stairs themselves, one must descend the stairs and pathways and cross Golden Gardens drive to Upper Golden Gardens Park. It is in an arterial quadrant with no public open space, other than what will be left over when the Loyal Heights Elementary expansion is complete. The loss of significant public open space on the elementary school site, which was developed through neighborhood initiatives, creates a strong justification to offset that loss with acquisition of the Loyal Heights Substation.



The site includes several mature conifers, which provide ecological and aesthetic benefits to the neighborhood. SCL preserved these trees during the clean-up of the site by using air shovels to remove contaminated dirt around their roots. Redevelopment of the site would likely require their removal.

## 2. Sunset

3209 NW 65<sup>th</sup> St, 6,300sf, zoned NC1-30, \$660K projected value. Groundswell NW and Sunset Hill Community Association co-sponsored a Neighborhood Matching Fund project to develop a conceptual design for the site. The resulting proposal was for a neighborhood-sponsored community solar project with a solar array on an overhead structure and gathering space beneath. Late in the project we learned that State law prohibits neighborhood-sponsored community solar projects on power utility owned sites (some changes to the State law are in the works and need to be tracked and studied). Parks was not interested in acquiring the site, so the plan was to convince City Light to retain the site for public benefit. With the neighborhood-sponsored option out, we asked City Light to consider it as a utility-sponsored community solar project, but they declined, wanting to find larger, more visible sites, and ones that wouldn't require building a structure to hold the panels.



More recently, the owner of the adjacent business, Picolinos, has leased the site for \$1015.56/month and has begun making improvements. First with paving along the alley to accommodate the businesses dumpsters (which had been parked along the NW 65<sup>th</sup> St sidewalk), and second, an application to

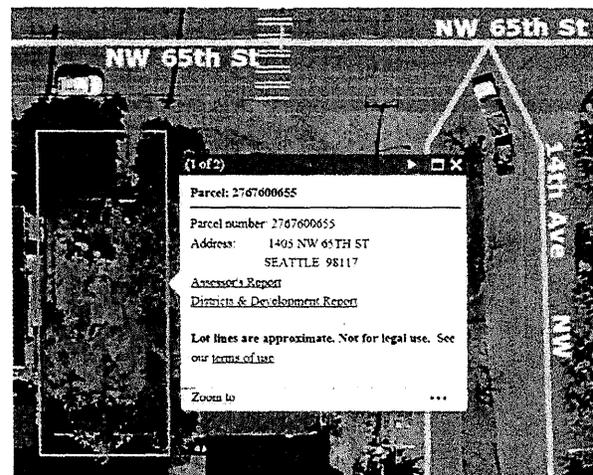
“Establish use as eating and drinking establishment and construct new commercial pre-manufactured building, occupy per plan.” The value of the second application is \$250K. Corrections have been required by several of the City reviewers as of 10/24/17.

**Open Space potential:** Parks’ analysis shows that it is not in a gap, being within .5 miles of Webster Park, and its minimal street frontage was noted as problematic, but it is in an arterial quadrant without public open space, and reaching Webster Park from this quadrant requires crossing two arterials, NW 65<sup>th</sup> St and 32<sup>nd</sup> Ave NW. The conceptual plan developed by the community could have created a self-sustaining community gathering space and neighborhood emergency hub, provided SCL was willing to hold the property and allow the use, or that another entity was able to acquire it. A very preliminary discussion was held with the Picolinos owner about a partnership that would have allowed the business to use the site periodically in exchange for day-to-day monitoring and maintenance, but such an arrangement would depend on resolving issues around ownership and development of the community space and possible community solar installation.

### 3. Monroe

1405 NW 65<sup>th</sup> St, 4,000sf, zoned LR3, \$420K projected value. Across from Ballard High, this is routinely dismissed as an open space opportunity by those who say it would just become a place for BHS students to smoke. On the other hand, there has been interest by BHS science faculty who see an opportunity for an outdoor classroom associated with their greenhouse and horticulture program.

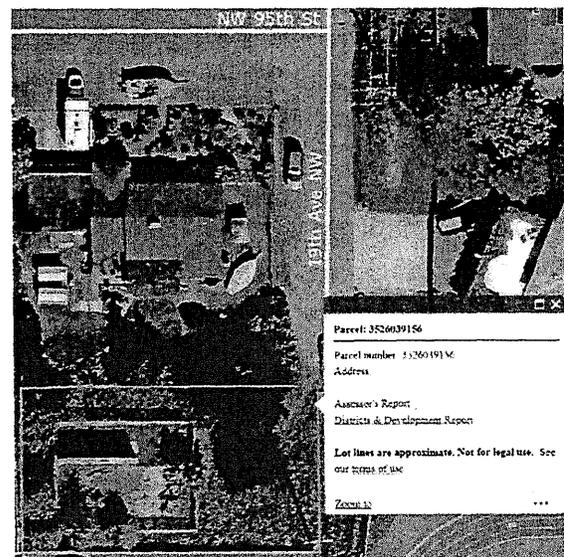
**Open Space potential:** Parks’ analysis shows that it is not in a gap, being within .5 miles of the coming Gemenskap Park, and is well below their desired 10,000sf threshold for new parks. Adding the 4,800sf corner parcel to the east would help and give it much more visibility. The long term concept has Gemenskap Park extending along 14<sup>th</sup> Ave NW north to 65<sup>th</sup>, so this site could become a north gateway to that linear park.



### 4. North Beach

9407 19<sup>th</sup> Ave NW, 6,600sf, zoned SF7200, \$330K projected value. Adjacent to the NW corner of the Whitmwn Middle School grounds and track. A couple at the 10/18/17 community meeting expressed interest in a P-Patch on this site.

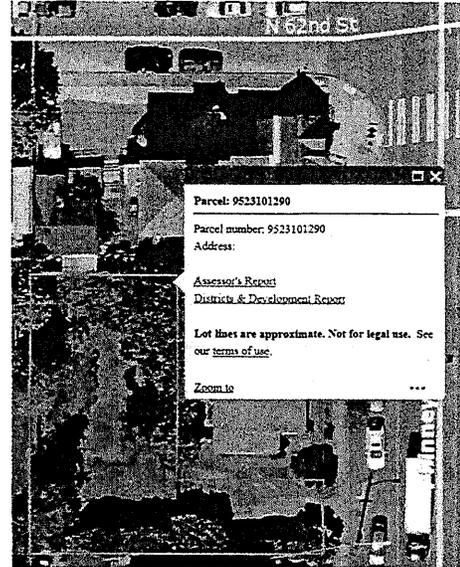
**Open Space potential:** Not in a Parks open space gap, nor in an arterial quadrant without public open space.



### 5. Phinney

6109 Phinney Ave N, 6,000sf, zoned NC2-40, \$800K projected value. Somewhat hidden behind a multifamily development.

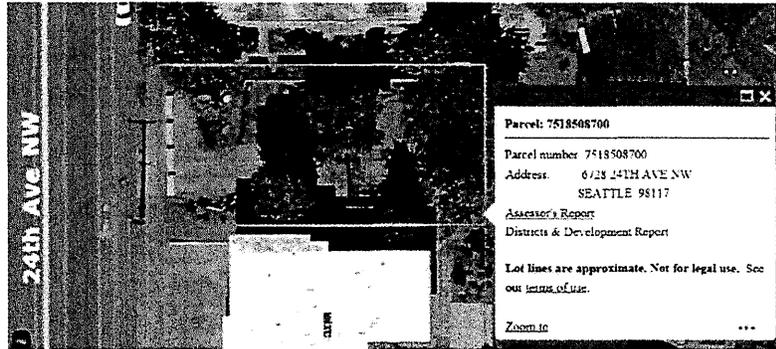
**Open Space potential:** Parks' analysis shows that it is not in a gap, being well within .5 miles of Woodland Park, across Phinney Ave N to the south. Parks also notes that it doesn't have good visual access from the street. It is in an arterial quadrant that has three public open spaces, albeit small ones.



### 6. Ballard

6728 24<sup>th</sup> Ave NW, 5,100sf, zoned LR2, \$560K projected value. Nestled between two apartment buildings, mid-block between NW 67<sup>th</sup> and NW 70<sup>th</sup> Streets on an arterial, 24<sup>th</sup> Ave NW.

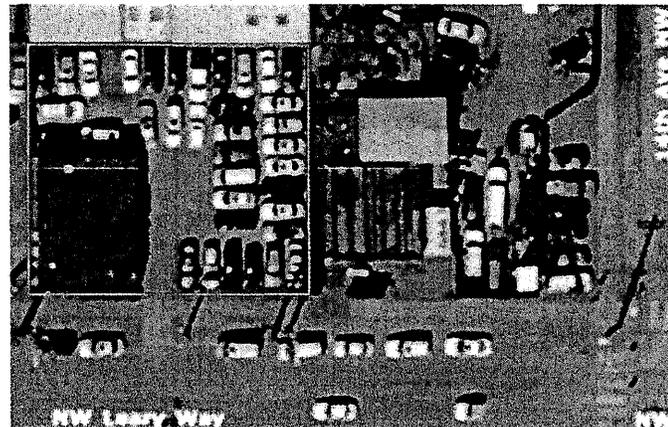
**Open Space potential:** Not in a Parks open space gap, nor in an arterial quadrant without public open space.



### 7. Leary

1414 NW Leary Way, 8,800sf, zoned IG2 U/65, \$880K projected value. Property with a building, long leased to a car repair shop and used to store vehicles.

**Open Space potential:** Not in a Parks open space gap, nor in an arterial quadrant without public open space.



### Comments on properties not currently on the disposition list

In addition to the seven sites slated for disposition in this process, Groundswell NW and the community continue to have interest in two sites not included on the disposition list, **Market St. and Olympic**. The

Market St. property is right in the middle of a significant gap in the Seattle Parks gap analysis and would serve the west part of the Ballard Urban Village. SCL has said it will hold Market St. and the Olympic properties as part of a "resiliency" strategy with the possibility of solar arrays, battery storage and micro-grids that could serve the immediate neighborhood in the event of a major power outage.

Since Market has such good potential as open space, we would like to know more about the technical requirements and whether another site could serve that purpose, or if such facilities could co-exist with some public open space, similar to the Sunset Substation proposal we developed.

While the Olympic property may not have great potential as open space, it would be a good site for affordable housing, being in an urban village and on a Rapid Ride line. Could such a development be combined with solar collectors, battery storage and a micro-grid?



## **YELP Reviews:** 4 out of 5 stars 24 reviews Car Dealers

“Jim handed me the keys to each one and let me fully inspect everything and then take each on a test drive.” in 9 reviews

“Fortunately for me, Janna was sooo helpful and honest and patient and etc!!” in 3 reviews

“My first used car buying experience. John is straight to the point and helpful, seems like someone you would enjoy a beer with. ”

## **GoogleReviews:** 4.99 Stars Used car dealer in Seattle, Washington

"Nice people great deals thanks for the great service!"

"This was the best experience we have ever had buying a car!"

"We could not believe the overall condition of a 25 year old car, wow!"

## **Cars.com Reviews**

Average Ratings

**5.0**

9 lifetime reviews.

**100% recommend this dealer**

Customer Service

Quality of Repair

Overall Facilities

Buying Process

## YELP Reviews: 4 out of 5 stars 24 reviews Car Dealers



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• "My first used car buying experience. John is straight to the point and helpful, seems like someone you would enjoy a beer with. "

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"Nice people great deals thanks for the great service!"

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"We could not believe the overall condition of a 25 year old car, wow!"

## Cars.com Reviews

### Average Ratings

5.0

9 lifetime reviews.

100% recommend this dealer

Customer Service

Quality of Repair

Overall Facilities

Buying Process

**Croll, Timothy**

---

**From:** Hugh Geenen  
**Sent:** Friday, November 17, 2017 12:57 PM  
**To:** SCL\_RealProperty  
**Cc:** O'Brien, Mike  
**Subject:** Disposition of seven former substation properties in NW Seattle

Seattle City Light,

As both a resident of northwest Seattle and a member of the Ballard for Everyone neighborhood group, my interest in these seven properties is primarily in their suitability for potential affordable housing in the near future.

My understanding is that the City of Seattle Office of Housing has an interest in developing the following locations for future affordable housing development:

Loyal Heights	7750 28th Ave NW	8,158	L-2
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and

Phinney	6109 Phinney Ave N	6,000	NC2-40.
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In addition, I would like to request that the Leary location also be considered for housing, whether it be market-rate (MR) or below market-rate (BMR).

Leary	1414 NW Leary Way	8,800	IG2-U65
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Leary is a prime commercial and transit corridor. Developing the property for housing could qualify as transit-oriented development (TOD) that would contribute to less carbon-intensive living options for those residents who would have urban mobility without the use of a single-occupancy vehicle. Therefore, parking minimums could be voided.

I am fully supportive of any of the seven (7) properties being used for housing. However, I am particularly bullish on any or all of the Phinney, Loyal Heights or Leary locations specifically being targeted for development as MR or BMR housing, especially under the direction of the Office of Housing.

As Seattle looks for ways to provide more housing options for everyone -- especially in high opportunity neighborhoods like Ballard with low risk for displacement -- I hope that City Light will seriously consider and prioritize re-purposing your properties for social and community benefit.

Thank you for your community outreach efforts on this matter.

Hugh Geenen

## **Croll, Timothy**

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**From:** Heidi Siegelbaum <  
**Sent:** Friday, November 17, 2017 12:43 PM  
**To:** SCL\_RealProperty  
**Subject:** SCL sites- Surplus properties

Dear Seattle City Light:

I am writing to encourage you to find a legally viable workaround so your surplus properties in Seattle can be developed into pocket parks and gardens.

As you know, we are rapidly losing permeable, green spaces which are vital for retaining businesses, helping to lower our urban heat island number (we are the 10<sup>th</sup> worst ranked city in the US for urban heat island effect) creating community spaces, infiltrating stormwater, creating habitat for urban wildlife and providing opportunities for p-patches or neighborhood scale gardens.

This city is in serious trouble with respect to protecting permeable biophilia and tree cover. By finding a creative way to sell these parcels to a non profit or the Seattle Parks Foundation, you will go a long way towards aligning the substation policy with your other sustainability policies and goals. We are quite certain you can do the right thing and support the City's policies regarding sustainability.

Best regards,  
Heidi Siegelbaum

Stormwater Analyst, 25-year Seattle citizen, 30 year natural resource specialist

**Heidi Siegelbaum**

Heidi Siegelbaum:

**Croll, Timothy**

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**From:** Andrea Slayton <  
**Sent:** Friday, November 17, 2017 12:43 PM  
**To:** LEG\_CouncilMembers; SCL\_RealProperty  
**Subject:** Green Space

Hello,

As long time residence of Seattle, I encourage you to keep our green spaces, even small ones like former substations. As the population of the city grows and the city works to increase density to accommodate that growth, the small amount of park space within the city will help keep Seattle a livable city. It is the out of doors that is the biggest draw and precious resource. Please don't turn us into concrete.

Andrea

*Andrea Slayton*  
Principal  
Slayton Technical Services, LLC  
Office:  
Moble: 2

**Croll, Timothy**

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**From:** Gail Kieckhefer <[redacted]@[redacted].com>  
**Sent:** Friday, November 17, 2017 12:43 PM  
**To:** SCL\_RealProperty  
**Subject:** slow down disposition of Ballard properties

Please re-think which could be used for perhaps small green spaces with opportunities for families with young children. Since the School Board seems intent on allowing school children uses of the Webster Park which was originally meant for use by families with pre-school children the location at 3205 NW 65th street should be considered for use applicable to thee families.

resident at :

## **Croll, Timothy**

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**From:** Julie Higgins  
**Sent:** Friday, November 17, 2017 12:37 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Do not sell former city light substations!

I feel I must state the obvious - do you realize how much pain there is out there right now with the affordable housing crisis, density and lack of attention to all the issues that come with this? Now is NOT the time to sell off public land. Repurpose it for the things we need - affordable housing, green space, etc. Stop listening to the developers and city council members who from their comfortable affordable homes with off-street parking make decisions to hurt the majority of the city. These are a scarce commodity of precious property we can use for public benefit. Julie Higgins

## Croll, Timothy

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**From:** Margaret Staeheli · m>  
**Sent:** Friday, November 17, 2017 12:35 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** City Property

Hello-

I understand the complexities of selling City property.

I ask that the City put this on hold until our City has a better understanding of overall City needs. Issues have changed over the last two years. It may or may not be that these sites are viable for urban tree canopy or SCL tree removal mitigation. There may be better options.

These sites may however be ideal to mix affordable housing types into otherwise SF areas. They may be better as mixed use with affordable housing. Yes - that is not SCL's mission nor utility rate payer issue. However land options may have changed feasibility. Huge underground utility vaults have been installed on private land in easements that limited both housing and tree placement and I am not aware that SCL mitigated for this use. (right of way was not large enough)

In other words- past development policies may not have looked at spatial needs from multiple angles. If SCL facilities needed space they received it.

I am reluctant to say pause but .. times have changed.

thanks

Margaret Staeheli  
Sent from my iPhone

**Croll, Timothy**

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**From:** David Middaugh · m>  
**Sent:** Friday, November 17, 2017 12:18 PM  
**To:** SCL\_RealProperty  
**Subject:** Substation properties in Ballard and Phinney Ridge

Dear Sirs and Madams,

I am writing to add my voice to those who are urging you not to sell the substation properties in Ballard and Phinney Ridge. These undeveloped pieces of land serve as mini parks and should be preserved for public use and appreciation.

Thank you,

David Middaugh

## Croll, Timothy

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**From:** Andrew Kirsh < >  
**Sent:** Friday, November 17, 2017 12:06 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** Substations

Dear City Light and City Councilmembers,

Seattle should not continue to meet its green space goals by defining them down. Please keep the substations for public green space and trees.

Rampant development is already destroying tree canopy, and according the City's study, design review is not effective in preserving trees. The HALA/MHA EIS uses obviously faulty assumptions to arrive at the conclusion that the proposed upzones will have negligible effect on tree canopy, one of them being so obvious (that tree canopy will stay the same in areas not upzoned, despite the ongoing replacement of small houses and trees by much larger houses with little room for trees in single-family zones) that the language in the DEIS was rewritten for the final EIS. Most of the existing tree canopy in lowrise zones is on lots still occupied by single family houses and trees. Lots with lowrise structures, with few exceptions (and those were built decades ago when lowrise structures had significant setbacks and/or courtyards with trees), have relatively little tree canopy. HALA will incentivize the build-out of lowrise zones, with concomitant loss of trees and no place in the near vicinity to plant new ones.

The City should be looking for ways to mitigate some of the impacts of increased density and canopy loss. Preserving substation land for green space is a good start.

Thank you.

Andrew Kirsh

## Croll, Timothy

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**From:** James Davis  
**Sent:** Friday, November 17, 2017 12:01 PM  
**To:** SCL\_RealProperty  
**Subject:** Keep Former Power Substation Properties in the Ballard and Phinney Ridge Areas Public

I believe we should keep the public land the former power substations are on in the Ballard and Phinney Ridge areas rather than sell the public property to private interests. Seattle City Light was a pioneer in bringing power under public control. This is another opportunity to benefit the public. There is a tremendous need for green spaces that these properties can help fill as the city becomes more dense. We can never afford to buy these kind of properties again. Please keep the properties in the public domain.

Thank you,

Jim Davis  
Magnolia Resident

## Croll, Timothy

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**From:** Martin Tollefson · t>  
**Sent:** Friday, November 17, 2017 11:59 AM  
**To:** SCL\_RealProperty  
**Subject:** City Light Substation Land Sale

As a long time resident of Seattle, I am disappointed in the process being used to sell surplus substation land that is no longer needed by City Light. Despite countless City and neighborhood plans going back decades that have consistently identified open space accessible by the public as a priority, it is, in my view, shortsighted to the extreme to now try to fast track the sale of these properties using new rules.

This land is public land, owned by the people of Seattle, and we say we want to keep it that way.

I urge you to not sell these parcels, or at least impose a minimum of a 5-year moratorium on their sale to allow the public more time to develop options for their continued use by and for the public.

Once much needed open space and green space is gone, it is gone forever. We owe it to the future to preserve it.

Thank you.

Martin Tollefson

Seattle, WA 98107

**Croll, Timothy**

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**From:** Susan Fried <[redacted]@m>  
**Sent:** Friday, November 17, 2017 11:21 AM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** Don't sell 7 former substations in Ballard and Phinney Ridge

To Whom it May Concern,

Please don't sell the 7 former substations in Ballard and Phinney Ridge to private developers. Seattle needs more green spaces and public land. If nothing else perhaps the land could be used for housing for homeless people. Please consider what is best for Seattle and don't sell the land to developers.

Thank you,

Susan Fried

## Croll, Timothy

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**From:** John Munroe z>  
**Sent:** Friday, November 17, 2017 11:03 AM  
**To:** SCL\_RealProperty  
**Subject:** Fwd: Surplus Substations in Ballard

Begin forwarded message:

**From:** John Munroe  
**Date:** November 17, 2017 at 08:56:50 PST  
**To:** [council@seattle.gov](mailto:council@seattle.gov)  
**Subject:** Surplus Substations in Ballard

Hello Council Members and Staff, As a Ballard community resident and Sunset Hill Community Association Trustee, I have attended most of the meetings about the City Light surplus substations for the last five years. Please keep the substations in public hands not only for Seattle Office of Housing low income housing, but also for new City Parks Department Parks and Community owned neighborhood parks. The nearby community organizations are considering purchase of these properties, but need time to organize, design, and fundraise for the lots. It is worth the wait for these rare neighborhood assets. There is the community leadership and will to purchase these.

Please hold off on disposal for five years to allow for this.

Thank you,

John T. Munroe

Seattle, Washington State, USA  
98117

[www.oceancurrents.biz](http://www.oceancurrents.biz)

**Croll, Timothy**

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**From:** John Wick < >  
**Sent:** Friday, November 17, 2017 10:32 AM  
**To:** SCL\_RealProperty  
**Subject:** Disposition of Seven Former Substations

Please do not dispose of the seven substations in the NW Substation Property Disposition Project at this time.

I do not want the parcels to go into private ownership.

I think a variety of public options are possible for the sites. I think additional time should be available for interested public groups to put together and vet those options.

I do not think the possible near term financial gains provide significant offset to any City Light dept or revenue forecasts.

Thank you.

John Wick  
neighbor of Loyal Heights substation

**Croll, Timothy**

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**From:** David Bestock  
**Sent:** Friday, November 17, 2017 10:29 AM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers  
**Subject:** substation sell-off

I hope you will reconsider selling surplus, former substation land in Ballard and Phinney Ridge. We are a living and breathing example in Delridge of the powerful ways these properties can be transformed and preserved as public green space. We are reworking one such property into its natural wetland, a public park, and an outdoor classroom for the nearby STEM school. Green space is dwindling within Seattle's city limits, and is an asset that contributes to the health and vitality of our region. Additionally, our greenspaces continue to draw people and business to Seattle, so preserving public green space is not only the ethical good choice, it makes long term economic sense as well.

Please keep public lands in public hands.

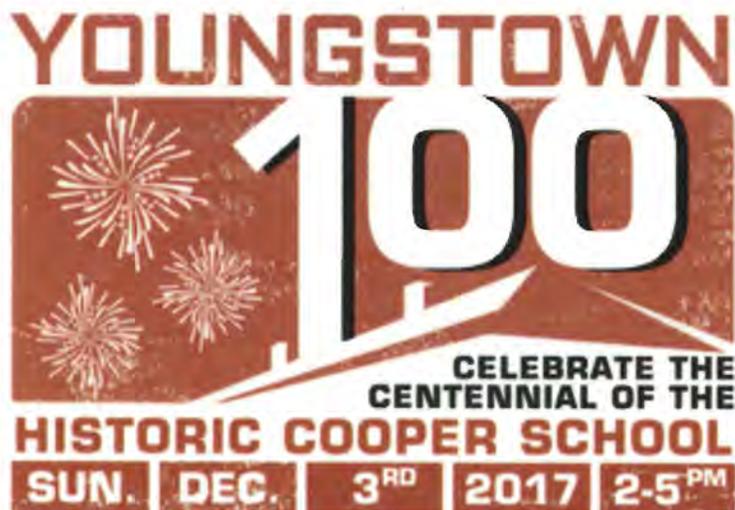
Thank you,

**David Bestock**  
Executive Director  
Delridge Neighborhoods Development Assn.

Seattle, WA 98106

[www.dnda.org](http://www.dnda.org)  
[www.youngstownarts.org](http://www.youngstownarts.org)  
[www.naturec.org](http://www.naturec.org)

*"Integrating Art, Nature, and Neighborhood to build and sustain a dynamic Delridge."*



**Croll, Timothy**

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**From:** Janetway  
**Sent:** Friday, November 17, 2017 10:13 AM  
**To:** SCL\_RealProperty  
**Subject:** Ballard Substations

✓

To whom it may concern,

As a City Light ratepayer, I am against your proposal to sell off substations. The existing trees there would be lost.

Please decline to sell them.

Janet Way  
Shoreline

Sent from my iPad

## Croll, Timothy

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**From:** Arne >  
**Sent:** Friday, November 17, 2017 9:47 AM  
**To:** SCL\_RealProperty  
**Subject:** Hammerman Family Statement for the Seattle City Council about Loyal Heights Substation  
**Attachments:** Hammerman Family Letter to Seattle City Council regarding Loyal Heights Substation Property Sale.pdf

Please forward this to the Seattle City Council and verify receipt of this letter.

Loyal Heights Substation Public Hearing November 16, 2017 Hammerman Family Statement  
[SCL\\_RealProperty@seattle.gov](mailto:SCL_RealProperty@seattle.gov)

Dear Seattle City Council,

Our family owns the property at 7746 28<sup>th</sup> Ave NW, Seattle WA, directly adjacent and to the South of the Loyal Heights Substation. The following statement pertains to the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW, Seattle WA, Seattle WA.

1. With regards to soil contamination and cleaning of the site.

In December of 2006 there was a spill inside the site. After that time a transformer was removed, and a cleanup of the site was conducted. In December of 2007 the Department of Ecology issued a statement describing the clean-up and testing of the soil in the site. After that time the site was used repeatedly by Seattle City Light including the dumping of soil and water on the site. The site should be completely retested and certified before any development options are considered. (The picture shows dumping on the site in 2010)

2. Boundaries. The Hammerman family has owned the property at 7746 28<sup>th</sup> Ave NW, Seattle WA since 2000. There is a chain link fence that separates the Loyal Heights substation from our property. We have solely maintained the property up to the fence line since taking ownership. A recent (2015-16?) boundary survey commissioned by Seattle City Light seemed to place the property line a considerable distance South of the fence line effectively encroaching our property and the portion we have been solely maintaining for 17 years. I mention this for two reasons. 1. It will matter when this property is sold off as to where any future building could be located. 2. It effects the trees which is of utmost concern (see next section). We are in no way threatening or implying legal action at this time, simply pointing out that there are questions regarding the property line that should be clarified as it relates to the future use of the Loyal Heights Substation and the potential sale of that property.
3. Trees. There are multiple large trees that straddle the border of our private property at 7746 28<sup>th</sup> Ave NW. The trees in question are on the Northern border of our property and approximately 3 feet to the South of the Chain Link fence that lies along the Southern border of the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW. Our family has measured these trees and in keeping with DR 16-2008 they qualify as "Exceptional Trees." These trees truly are exceptional being the largest trees in the neighborhood. We are not arborists, but it is our understanding that three of the trees are Douglas Firs and two of them are Western Red Cedars. We have had concerns already about Seattle City light harming the trees from digging and dumping in the back of their lot including some activity close to the fence line. Recent tree removal on the Loyal Heights Substation (2016?) and digging and cleaning at the front of the lot was and is of serious concern to us as the roots of the trees on the property line extend onto the Loyal Heights Substation. It is our understanding that Seattle's tree protection ordinance

pertains to these exceptional trees and that because of the size of their crowns and root system development on the property at 7750 28<sup>th</sup> Ave NW, could be substantially changed by the presence of these exceptional trees along the property line. We heard at a recent public information session that a possible proposed development could be placed as close as 5' from the boundary line and we believe that this would negatively impact these exceptional trees and might not be legal. The boundary question also effects the trees. The trees seem to stand with most or all of their trunks on our family property at 7746 28<sup>th</sup> Ave NW and entirely so if the fence is the correct property line. If the Loyal Heights substation property does in fact reach further south than the fence line, then parts of the trees including portions of their trunks may cross the property line. It is important that we determine the correct property line and also how these trees might alter any development of the Loyal Heights Substation before the property is sold.

4. Parks. It is our understanding that the Seattle Parks and Recreation Department conducted an overlay to determine if any of the Seattle City Lights properties were in areas that did not have a "10 minute walk" to a park and that none met their criteria. It is also our understanding that the Loyal Heights Substation while not specifically meeting the Parks and Rec criteria was very close to the "10 minute walk" threshold. For example, it might be a 9 minute walk for some residents. It is also our understanding that the size and nature of trees, exceptional or otherwise, was not part of the Parks and Rec criteria. They may have an interest in helping preserve exceptional trees, but in this case, did not take that into consideration when determining if this property should be acquired for use as a park. There is a strong neighborhood desire for the Loyal Heights Substation to be utilized as a park. When the trees on the property were removed there was a loud public outcry including talk about replanting trees on the property which has not been done. It is our understanding that the Seattle Parks and Recreation Department has limited funds for parks acquisitions which our family is sympathetic to. There may be ways to help the Parks and Recreation department if it is determined that this location could be turned into a park. Our family was instrumental in helping to save Japanese Gulch a 100+ acre forest area in Everett/Mukilteo and preserving that property as a park. Community and grass roots efforts in Seattle might be able to help the financial situation if Parks and Rec determine this property is appropriate for use as a park. Our family would try to help facilitate this.
  
5. Affordable Housing. While our family recognizes the need for affordable housing in Seattle we are not sure that the Loyal Heights Substation is the right location for this type of development. The only reason that this property is zoned multi-family in the first place is that it is owned by the city. The zoning in this area is very clear in that multi-family is allowed on the arterial but not on the other avenues (side streets). For example if we were to ask for a variance to change the zoning on the single family homes our family owns adjacent to the Loyal Heights Substation would that be acceptable? It is unlikely that the private property owned on 28<sup>th</sup> Ave NW would be allowed to convert to higher density multi-family, yet the city is effectively making an exception for its own property at 7750 28<sup>th</sup> Ave NW. We encourage the city to consider utilizing the Loyal Heights substation for other uses like the suggested park, or lower density development that seems more appropriate for this neighborhood. Lower density housing will also help preserve the trees by providing more room for their crowns and root systems.

Loyal Heights Substation Public Hearing November 16, 2017 Hammerman Family Statement (Continued)

Conclusion: Before the Loyal Heights substation is sold there is considerable work to be done.

1. **Soil testing**
2. **Clarifying the property boundary**
3. **Determining the appropriate rights and protections as they relate to the exceptional trees.**

This includes understanding what the development limitations are on the property before it is sold. This is necessary to establish the fair market value of the property if it is to be sold internally to the Office of Housing, Parks and Recreation department, or any other city entity, or to a developer. Given the size and crowns of the trees the size and type of development could be limited, and this should be established before the property is sold.

**4. Neighborhood Park**

If the parks department is interested in this property we need to determine the property value, the timeline, and whether there are alternate funding sources available to help them obtain the land for recreational use.

**5. Affordable housing**

If the city and the council determine that this site should be used for affordable housing we need to understand how the building would be configured and if and how the trees might impact this development. We believe the Office of Housing should delay any decision until the logistics can be further worked out.

We the Hammerman family appreciate your time and consideration. We believe that more time is needed to assess the situation and figure out the appropriate and best use of the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW, Seattle, WA. The property has been vacant for a very long time and delaying this sale for further investigation is prudent. We ask that the property not be sold off until questions regarding the trees, zoning, potential for a park, size and type of development, if there is to be development, are further studied and hopefully resolved.

Thank you,

Arnie Hammerman, Janet Green Hammerman, Hadyn Hammerman and Avery Hammerman

7

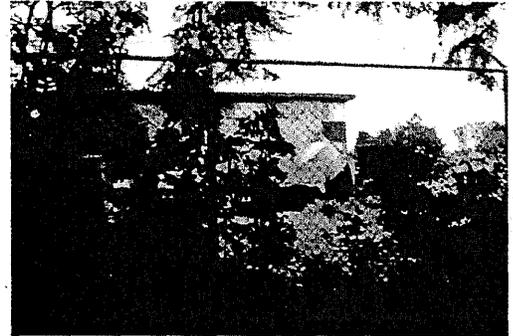
Arnie Hammerman  
425-239-6526

[SCL\\_RealProperty@seattle.gov](mailto:SCL_RealProperty@seattle.gov)

Dear Seattle City Council,

Our family owns the property at 7746 28<sup>th</sup> Ave NW, Seattle WA, directly adjacent and to the South of the Loyal Heights Substation. The following statement pertains to the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW, Seattle WA, Seattle WA.

1. With regards to soil contamination and cleaning of the site. In December of 2006 there was a spill inside the site. After that time a transformer was removed, and a cleanup of the site was conducted. In December of 2007 the Department of Ecology issued a statement describing the clean-up and testing of the soil in the site. After that time the site was used repeatedly by Seattle City Light including the dumping of soil and water on the site. The site should be completely retested and certified before any development options are considered. (The picture shows dumping on the site in 2010)



2. Boundaries. The Hammerman family has owned the property at 7746 28<sup>th</sup> Ave NW, Seattle WA since 2000. There is a chain link fence that separates the Loyal Heights substation from our property. We have solely maintained the property up to the fence line since taking ownership. A recent (2015-16?) boundary survey commissioned by Seattle City Light seemed to place the property line a considerable distance South of the fence line effectively encroaching our property and the portion we have been solely maintaining for 17 years. I mention this for two reasons. 1. It will matter when this property is sold off as to where any future building could be located. 2. It effects the trees which is of utmost concern (see next section). We are in no way threatening or implying legal action at this time, simply pointing out that there are questions regarding the property line that should be clarified as it relates to the future use of the Loyal Heights Substation and the potential sale of that property.
3. Trees. There are multiple large trees that straddle the border of our private property at 7746 28<sup>th</sup> Ave NW. The trees in question are on the Northern border of our property and approximately 3 feet to the South of the Chain Link fence that lies along the Southern border of the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW. Our family has measured these trees and in keeping with DR 16-2008 they qualify as "Exceptional Trees." These trees truly are exceptional being the largest trees in the neighborhood. We are not arborists, but it is our understanding that three of the trees are Douglas Firs and two of them are Western Red Cedars. We have had concerns already about Seattle City light harming the trees from digging and dumping in the back of their lot including some activity close to the fence line. Recent tree removal on the Loyal Heights Substation (2016?) and digging and cleaning at the front of the lot was and is of serious concern to us as the roots of the trees on the property line extend onto the Loyal Heights Substation. It is our understanding that Seattle's tree protection ordinance pertains to these exceptional trees and that because of the size of their crowns and root system development on the property at 7750 28<sup>th</sup> Ave NW, could be substantially changed by the presence of these exceptional trees along the property line.

(Trees continued)

We heard at a recent public information session that a possible proposed development could be placed as close as 5' from the boundary line and we believe that this would negatively impact these exceptional trees and might not be legal. The boundary question also effects the trees. The trees seem to stand with most or all of their trunks on our family property at 7746 28<sup>th</sup> Ave NW and entirely so if the fence is the correct property line. If the Loyal Heights substation property does in fact reach further south than the fence line, then parts of the trees including portions of their trunks may cross the property line. It is important that we determine the correct property line and also how these trees might alter any development of the Loyal Heights Substation before the property is sold.

4. Parks. It is our understanding that the Seattle Parks and Recreation Department conducted an overlay to determine if any of the Seattle City Lights properties were in areas that did not have a "10 minute walk" to a park and that none met their criteria. It is also our understanding that the Loyal Heights Substation while not specifically meeting the Parks and Rec criteria was very close to the "10 minute walk" threshold. For example, it might be a 9 minute walk for some residents. It is also our understanding that the size and nature of trees, exceptional or otherwise, was not part of the Parks and Rec criteria. They may have an interest in helping preserve exceptional trees, but in this case, did not take that into consideration when determining if this property should be acquired for use as a park. There is a strong neighborhood desire for the Loyal Heights Substation to be utilized as a park. When the trees on the property were removed there was a loud public outcry including talk about replanting trees on the property which has not been done. It is our understanding that the Seattle Parks and Recreation Department has limited funds for parks acquisitions which our family is sympathetic to. There may be ways to help the Parks and Recreation department if it is determined that this location could be turned into a park. Our family was instrumental in helping to save Japanese Gulch a 100+ acre forest area in Everett/Mukilteo and preserving that property as a park. Community and grass roots efforts in Seattle might be able to help the financial situation if Parks and Rec determine this property is appropriate for use as a park. Our family would try to help facilitate this.
5. Affordable Housing. While our family recognizes the need for affordable housing in Seattle we are not sure that the Loyal Heights Substation is the right location for this type of development. The only reason that this property is zoned multi-family in the first place is that it is owned by the city. The zoning in this area is very clear in that multi-family is allowed on the arterial but not on the other avenues (side streets). For example if we were to ask for a variance to change the zoning on the single family homes our family owns adjacent to the Loyal Heights Substation would that be acceptable? It is unlikely that the private property owned on 28<sup>th</sup> Ave NW would be allowed to convert to higher density multi-family, yet the city is effectively making an exception for its own property at 7750 28<sup>th</sup> Ave NW. We encourage the city to consider utilizing the Loyal Heights substation for other uses like the suggested park, or lower density development that seems more appropriate for this neighborhood. Lower density housing will also help preserve the trees by providing more room for their crowns and root systems.

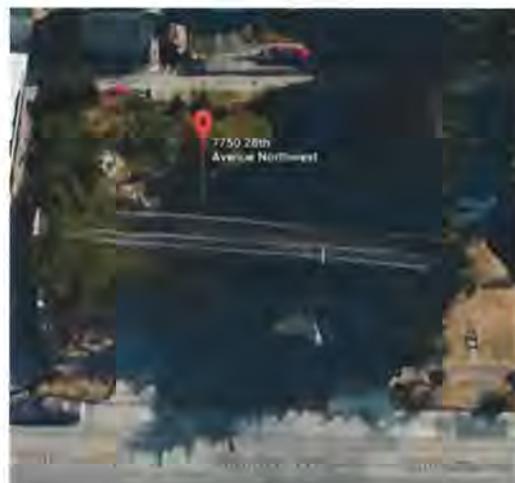
Conclusion: Before the Loyal Heights substation is sold there is considerable work to be done.

1. **Soil testing**
2. **Clarifying the property boundary**
3. **Determining the appropriate rights and protections as they relate to the exceptional trees.**  
This includes understanding what the development limitations are on the property before it is sold. This is necessary to establish the fair market value of the property if it is to be sold internally to the Office of Housing, Parks and Recreation department, or any other city entity, or to a developer. Given the size and crowns of the trees the size and type of development could be limited, and this should be established before the property is sold.
4. **Neighborhood Park**  
If the parks department is interested in this property we need to determine the property value, the timeline, and whether there are alternate funding sources available to help them obtain the land for recreational use.
5. **Affordable housing**  
If the city and the council determine that this site should be used for affordable housing we need to understand how the building would be configured and if and how the trees might impact this development. We believe the Office of Housing should delay any decision until the logistics can be further worked out.

We the Hammerman family appreciate your time and consideration. We believe that more time is needed to assess the situation and figure out the appropriate and best use of the Loyal Heights Substation at 7750 28<sup>th</sup> Ave NW, Seattle, WA. The property has been vacant for a very long time and delaying this sale for further investigation is prudent. We ask that the property not be sold off until questions regarding the trees, zoning, potential for a park, size and type of development, if there is to be development, are further studied and hopefully resolved.

Thank you,

Arnie Hammerman, Janet Green Hammerman, Hadyn Hammerman and Avery Hammerman



**Croll, Timothy**

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**From:** Cherise G 1>  
**Sent:** Friday, November 17, 2017 9:21 AM  
**To:** SCL\_RealProperty  
**Subject:** Comments on Proposed Sale of North Beach Substation ✓

I own the home that abuts the North Beach substation to the west. I am writing to oppose the sale of this property because it is wholly inappropriate for development.

Of the seven properties that Seattle City Light (SCL) proposes to sell, the North Beach substation is the only one that is zoned for a single family home. It is sandwiched in between five single-family homes and the Whitman Middle School track. Because it is zoned as single family, SCL can and should treat it differently. In particular, as a matter of public policy, the City has an obligation to consider how the community surrounding the property will be adversely affected by its sale and development.

If sold on the open market, it is foreseeable that a developer will purchase the property and attempt to re-zone it to maximize buildings and increase their private profits. In fact, I was approached after the November 16, 2017 public hearing by an individual who described his plans to bid on the North Beach substation property and seek to rezone it for commercial use. In addition, because the property lacks the space necessary for a full driveway (the property overlaps with only a small portion of the end of 19<sup>th</sup> Avenue NW), there is insufficient access to the property for cars or a fire truck, creating dangers for neighboring properties and increasing parking congestion on 19<sup>th</sup> Avenue NW.

Given these circumstances, it is reasonably foreseeable that my four neighbors and I will face a protracted zoning battle in an attempt to ensure the property is used as intended, for a single family home. As noted above, this differs from the other properties in that it is sandwiched between private homes, barely on a public street, and it will therefore be up to a small number of us directly adjacent to the property to prevent the property's clear misuse. No well organized community groups or well-funded lessees will help us. It is contrary to the public interest for SCL to sell this property knowing that it will put a small group of the City's citizens in a position to have to fight against the foreseeable misuse of this property.

For the foregoing reasons, I respectfully request that SCL delay the sale of the North Beach substation until such time as a use consistent with the surrounding single-family homes can be identified and funded.

Sincerely,

Cherise Gaffney

Seattle, WA 98117

## Croll, Timothy

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**From:** Julia Bent  
**Sent:** Friday, November 17, 2017 9:17 AM  
**To:** SCL\_RealProperty  
**Subject:** N. Seattle Substation Properties

Hi,

The substations in North Seattle should be maintained by SCL, not sold to the highest bidder, in order to consider using them for low income housing. A short term windfall for the utility is less beneficial to our community than using these properties to provide more low income housing. I don't want to see a time where only the financially well off can live in our wonderful city. Let's not let the developers who might purchase the lands be the only beneficiaries if a "surplus" sale were to proceed.

When considering "surplus" properties, the City's first priority should be to think whether and how these properties can be used to mitigate our housing crisis.

Thank you for your consideration of my thoughts.

Dr. Julia Bent

## Croll, Timothy

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**From:** Annie Young - n>  
**Sent:** Friday, November 17, 2017 6:50 AM ✓  
**To:** SCL\_RealProperty  
**Subject:** In regards to the business AutoConnections

To whom it may concern,

I'd like the City of Seattle to reconsider the sale of property at 1414 NW Leary Way. The property is rented by Jim Jahn of Auto Connections. Jim is local guy who was raised in the Seattle area and is currently raising his four kids here. He's a small business owner who provides a service to the people of Seattle. He sells used cars at affordable prices. He is a part of our community who volunteers and gives back.

We are a changing city. Often leaving behind the roots of what makes us great, for profit and quick growth.

Jim's business is available for all people, but holds a place for those of us who can't keep up with the escalating cost of living in Seattle. He provides service to those who need it along with a smile and a level of trust that is invaluable.

Please consider not selling the property or selling it at price that is affordable to keep small, needed, family owned businesses in Seattle.

Thanks for your consideration.

Annie Young

## Croll, Timothy

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**From:** Nate Young <  
**Sent:** Friday, November 17, 2017 5:54 AM  
**To:** SCL\_RealProperty  
**Subject:** Ballard Property

To whom it may concern

I have known Jim Jahn for the past 6 years and know many people who have used his services to buy a car. He has been a great community person both in running a small business and coaching his kids sports teams. It would be great if he could keep his business on the property, it keeps Ballard from changing too much and keeps a positive income on that piece of land for the city. Small businesses are the lifeblood of our local community and removing someone who creates jobs and puts money back into the local community is a mistake.

Thanks  
Nate Young

Sent from Mail for Windows 10

Croll, Timothy

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From: Rick Harlan >  
Sent: Friday, November 17, 2017 3:10 AM  
To: SCL\_RealProperty  
Subject: I survived gentrification so far; many are not. Don't sell substation land.

Dear Seattle City Light,

Please don't sell the substation properties on the open market!

**Seattle desperately needs housing—especially housing that doesn't displace anyone.** We know these “surplus” properties don't currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they'll just be a few more market-rate units....when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

This way, they'll remain under City control, and can also be utilized for the highest good as zoning changes are implemented: where they might have been used for as few as four market-rate single-family homes (one is zoned industrial), totaling about 12-15 people, they could instead be used for group housing for dozens of people, for example, and then shifted to, say, four-story, eight-unit affordable apartment or condo buildings for **65+ people** if the zoning changes.

These are taxpayer-owned, and we need to shepherd the City's resources. Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering “surplus” properties, the City's first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Yours sincerely,

Rick Harlan

*This we know: All things are connected like the blood that unites us. We did not weave the web of life, we are merely a strand in it. Whatever we do to the web, we do to ourselves.* ---Chief Sealth

## Croll, Timothy

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**From:** David Heath >  
**Sent:** Friday, November 17, 2017 12:42 AM ✓  
**To:** SCL\_RealProperty  
**Subject:** Please help the Homeless

Dear Seattle City Light,

Please don't sell the substation properties on the open market!

**Seattle desperately needs housing—especially housing that doesn't displace anyone.** We know these "surplus" properties don't currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they'll just be a few more market-rate units...when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

This way, they'll remain under City control, and can also be utilized for the highest good as zoning changes are implemented: where they might have been used for as few as four market-rate single-family homes (one is zoned industrial), totaling about 12-15 people, they could instead be used for group housing for dozens of people, for example, and then shifted to, say, four-story, eight-unit affordable apartment or condo buildings for **65+ people** if the zoning changes.

These are taxpayer-owned, and we need to shepherd the City's resources. Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering "surplus" properties, the City's first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Yours sincerely,

John Heath & Robn Diekow

## Croll, Timothy

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**From:** Stacy Sikora >  
**Sent:** Thursday, November 16, 2017 11:50 PM  
**To:** SCL\_RealProperty  
**Subject:** Take Auto Connections off the list

Hello,

I am a customer and longtime friends of the family that owns Auto Connections, the Jim Jahn Family. I want to let you know about The Jahns. They are good, honest, hard working family, who give back to the community. I first meant them doing volunteer work at John Hay Elementary School.

They are the type of family who has your back and there when you need them. Believe me Jim has gone out of his way by picking up my car at my house dropping a car for me. He rescued me when my car was hit and another time when I had a flat tire.

If I am correct, they have been in the same Ballard spot for almost 12 years. Running a successful business which probably means success for you too. No hassle and paying their bill on time etc. I am sure Jim is ready to stay another 12 years too. Why mess with a profitable business. It is a very busy spot but these businesses have been successful. I am sure you have other areas that are not profitable for you which demand your attention so why mess with a good thing.

Jim went to Ballard High School so he had been part of this community for a long time.

I refer my friends to Jim all the time. He helped my family purchase two cars and even helped me with a third when I was buying from someone else. He pulled some strings to get me a discount even. He goes the extra mile and has even done door to door service for me.

Jim is a family man with four kids. He has helped coach his kids in all kinds of sports. He has one in college another one going soon.

I am asking that you please take them off the list.

If you have any questions, please let me. Thank you for your time and consideration.

Best, Stacy Sikora

Sent from my iPhone

## Croll, Timothy

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**From:** Gabriella Moller <  
**Sent:** Thursday, November 16, 2017 11:49 PM  
**To:** SCL\_RealProperty  
**Cc:** LEG\_CouncilMembers  
**Subject:** Do not sell City Light properties

Greetings,

It has come to my attention that Seattle City Light is considering selling seven former substation properties at full market value. I think such a decision is wholly unwise and I urge you to keep this land as public property to serve the common good. The last thing Seattle needs is more market rate housing. I echo the words of incoming mayor Jenny Durkan who said during her campaign that the city should not be selling any of its land. We are in the midst of a growing crisis in which people cannot afford housing in Seattle. Instead of selling invaluable (and irreplaceable) land, we should be looking for how that land can best serve the community.

Mayor Murray declared a state of emergency regarding homelessness in our city, and as such our first - and most immediate - priority should be finding places where people can live now. The city's own evaluation has shown that the sanctioned encampments work, and I believe we should be devoting our resources (financial and physical) fully to establishing more encampments, so that people who are currently living on the streets have a safe and stable place to stay while they find more permanent housing. The City Light substations provide a perfect opportunity for setting up more of these urgently needed encampments.

I also believe the city should be investing in more parks and green-space, and some of the substation properties may be good candidates for this as a long term goal. In the interim however we must address the immediate needs of the thousands of people who are living without shelter.

Sincerely,  
Gabriella Möller  
District 6

**Croll, Timothy**

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**From:** anne  
**Sent:** Thursday, November 16, 2017 10:53 PM  
**To:** SCL\_RealProperty  
**Subject:** Fwd: comment for surplus properties

----- Forwarded Message -----

**From:** anne <anne@seattle.gov>  
**To:** SCL RealProperty <SCL\_RealProperty@seattle.gov>  
**Cc:** anne Oleary <a-oleary@q.com>  
**Sent:** Fri, 17 Nov 2017 01:42:42 -0500 (EST)  
**Subject:** comment for surplus properties

My block watch neighbors and I strongly recommend that the 7 surplus properties owned by SCL, be held for 5 more years or more. This is very important for:

1. 405 trees can be planted on these 7 surplus lots, see below. The cost will be \$2000/acre.

North Beach- 54 trees

Loyal Heights- 72 trees

Sunset- 54 trees

Ballard- 54 trees

Monroe- 40 trees

Leary- 81 trees (but has thriving small business which should continue for good of community)

Phinney- 50 trees

2. The city growth has increased much more than projected or even imagined. Holding the properties will allow the city design plan to catch up with the reality of the population increase in Ballard, Phinney, Loyal Heights.
3. The City Council changed the Rules addressing how Seattle City Light (SCL) can dispose of surplus properties at the request of SCL. Rules changed from disposal of each property separately to the ability to dispose of multiple properties at once. Thus, the public does not have enough time to compose/organize plans for public use of multiple properties at once. These plans are to be presented to the city council. SCL should hold properties for 5 or more years to allow public to weight in.
4. Once green spaces are sold, the opportunity for green spaces will disappear, and can never be purchased back.

5. 5. The plan to dispose of these green spaces quickly because, as Mike O'Brien said at the November 6<sup>th</sup> 2017 community meeting, "it is on the agenda, and we need to get these projects off the agenda so we can move on..." is a poor excuse, and is not looking at the future growth and density of the neighborhood.
6. 6. The city has a plan to add/plant a certain number of trees. Currently, the city is losing tree canopy and trees. The number of trees needed per this plan has increased with no "plan" to meet this goal.
7. 7. The city parks 7 year plan to purchase land to add green spaces, currently does not have the money to purchase land in "gap" areas in these neighborhoods. Please hold these surplus properties, as this is the only vacant land left in Ballard. This land might come in very handy for green space in the next decade.
8. 8. Renters with small children do not have an outside place to play. There are so many new renters in the Ballard area. These green spaces are important for "livability" of our neighborhood.

Thank you for looking forward, and seeing a future with small green spaces that all neighbors can access within a short walk. This will allow livability and allow Seattle to keep the designation as the "Emerald City".

Thank you,

Anne Brink (Earl Ave Block Watch)

## Croll, Timothy

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**From:** Hannah Hickey ·  
**Sent:** Thursday, November 16, 2017 9:53 PM  
**To:** SCL\_RealProperty; LEG\_CouncilMembers; O'Brien, Mike  
**Subject:** Selling off City Light's substations would be urban planning madness

Dear council members,

I strongly urge Seattle City Council to vote against the sale of the Seattle City Light substations, and at the very least to delay the decision by at least five years. It does not make sense fiscally, in terms of environmental policy, public health or urban planning. This decision would go against everything Seattle claims to be working toward.

The market rate is high because this is valuable property, in a city where space is increasingly at a premium. From a purely economic point of view it would make sense to hold on to these properties for a few more years.

My family lives near the Loyal Heights substation, which would be a perfect location for a small park. Loyal Heights Elementary School is being expanded to accommodate projected rising populations. Where will these children play? Not in the playground, which has been halved to make room for the larger building. Even existing families, who had visited the school's playground and grassy field on weekends, will now be looking for other places to play.

With density must come amenities. The hardest of these amenities to create is public space, especially space that would be within walking distance of dense urban areas. The \$4.9 million from these sales would be just a drop in the bucket of the Seattle City Light's budget. However, the potential long-term benefit to the residents of these areas is immense.

I don't know whose interests would be served by selling these properties now, but it certainly is not in the interests of the neighborhood or the city.

Sincerely,  
Hannah Hickey

## Croll, Timothy

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**From:** Shawnie Eriksen  
**Sent:** Thursday, November 16, 2017 9:22 PM  
**To:** SCL\_RealProperty  
**Subject:** Loyal Heights Substation 7750 28th Ave NW

Hello,

I would like to voice my concerns regarding the sale of the Loyal Heights Substation.

- There are no playgrounds available all day within a 25 min walk
- Both parks available are across arterial streets
- Loyal Heights Elementary playground is not available during school hours and will be smaller than the previous playground
- Webster Park may not be available during school hours in the future
- Increasing population density needs corresponding green space
- Community Plans should be taken into consideration

Currently I live on 28th Ave NW between NW 80th St & NW 83rd St. My daughter is not in school yet and to get to a park we either have to walk 20-30 min (child's pace) to the Loyal Heights Community Center, on 77th, which crosses two arterial streets or walk 25-35 min to Webster Park on 68th which crosses one arterial street. These are currently the closest parks with play equipment that my child can play at. This is not reasonable to have the two closest parks a half an hour walk away for a toddler.

Two years ago I tried to bring her to Loyal Heights Elementary to play between recesses but discovered that during the school day they lock the gates so even the school playground is off limits.

With the new building and construction of Loyal Heights Elementary the play field is halved in size and the options for play are greatly reduced. Children need to move and stretch their bodies to facilitate learning. This area sorely needs a public park/space that is a reasonable walking distance and is available at ALL times during the day.

With the Nordic Heritage Museum moving and the Seattle School District reclaiming the Elementary School where Webster Park is located even this option may not be available in coming years for play during school hours. It seems Seattle schools tend to lock the children in the play yard, so the public doesn't have use of their playgrounds for younger children between recess. This is absolutely foreign to me as the gates to my Elementary School weren't locked or were just openings in fences, and neighbors frequently brought their younger children to play while we were in class.

With the increasing population density in the area we need to have corresponding play areas for children to play.

The parks department should revisit their decision regarding this property. The city passed legislation specifically for the parks dept to be able to acquire tax revenue for purchasing land to be turned into parks. The sale of this property and other properties should be postponed until the use of these properties can be used as the community plans indicate.

Thank you,  
Shawnette Eriksen

## Croll, Timothy

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**From:** Steve Naramore  
**Sent:** Thursday, November 16, 2017 8:39 PM  
**To:** SCL\_RealProperty  
**Subject:** Auto Connections in Ballard Property

Hello,

I was surprised to learn today that the city is attempting to "re-claim" this property due to the lack of taxable income it is currently receiving. Also, that this property is being likened to other parcels that have been undeveloped, essentially bare patches that have become an eyesore.

I may not know all the reasoning for the City's pressure to acquire this property, but I can assure you that the business that is currently permitted there is vibrant, and an important part of the community. My wife and I have purchased and leased several cars from Auto Connections over the past several years, and I have referred countless friends and relatives to use their services.

Thank you,

Stephen Naramore

-  
Ballard/Greenwood Sip and Ship  
[www.sipandship.com](http://www.sipandship.com)

**Croll, Timothy**

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**From:** Michael Allen  
**Sent:** Thursday, November 16, 2017 6:51 PM  
**To:** SCL\_RealProperty  
**Subject:** Testimony - 1414 Leary Way  
**Attachments:** Auto Connections of Seattle.docx

Please included the attached letter as a Testimony regarding the disposition of the 1414 Leary Way property.

Thank You  
Michael Allen

November 16, 2017

Seattle City Light

Attn: Timothy Croll

700 Fifth Avenue Suite 3316

Seattle WA 98104

Dear Timothy,

I am writing in regards to the property located at 1414 Leary Way, Seattle WA 98107. This property is occupied by Auto Connections Seattle, which is owned by Jim Jahn. Auto Connections Seattle has occupied this property in the Ballard neighborhood for 12 years, during which time a thriving business with strong ties to the community has developed.

Jim has built a successful local business which customers throughout the Seattle area have come to know and respect. Auto Connections Seattle relies on this particular Ballard neighborhood location to serve his clientele. Twelve years have been invested in this community developing a strong customer base that knows they can find Jim and his team at this particular location when they need a high quality vehicle or service for their car or truck. The moto of Auto Connections Seattle is "A better way to buy a car". As a long term customer who has purchased 3 cars from Auto Connections Seattle, I can tell you that dealing with Jim and his courteous and professional staff is a much better way to buy a car!

Jim Jahn is not only an honorable trustworthy businessman, he is a faithful devoted husband who married his high school sweetheart and they have a beautiful family with 4 children. Jim's family and the families of his employees rely on this business at this Ballard location for their livelihood and financial wellbeing. Jim also donates his time to the kids of the community by coaching local baseball and soccer teams.

Auto Connections Seattle provides jobs in the Ballard neighborhood, pays payroll taxes, B&O taxes, and collects auto licensing fees. Auto Connections Seattle pays rent on this property which is income to Seattle City Light.

**THE ISSUE:** Forcing Auto Connections Seattle to vacate this Ballard location on short notice will very likely destroy this business and put people out of work.

**THE DESIRED OUTCOME:** Develop a solution that allows Auto Connections Seattle to survive and continue to:

- Provide jobs for all involved
- Serve the customers by providing “a better way to buy a car”
- Pay taxes
- Continue to provide services to the Ballard community

**POTENTIAL SOLUTIONS:**

- Continue the current landlord/tenant relationship which provides income to the City of Seattle and Seattle City Light.
- Extend the lease on this property and allow a 6 month notice period which would allow the business to be relocated with minimal disruption.
- Provide Auto Connections Seattle a first right of refusal on the purchase of this property.

**OPPORTUNITY:**

- This is an opportunity for Seattle City Light and the Seattle City Council to receive positive local TV and printed media exposure as supporters of the local Ballard community and the businesses located within that community.

Very Respectfully,

Michael T Allen

## Croll, Timothy

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**From:** James Allen < >n>  
**Sent:** Thursday, November 16, 2017 6:13 PM  
**To:** SCL\_RealProperty  
**Subject:** Auto Connection of Seattle

To whom it may concern.

Jim Jahn, owner of Auto Connection has been a valuable vendor to myself and my firm for over 20 years. We have leased or purchased over 20 vehicles for personal but mostly for business purposes from his firm because of his integrity and reliability.

He is an asset to the business community in this part of Seattle.

I would hope City Light can see the asset his company provides to this region of Seattle.

Sincerely,  
James Allen  
Dimensional Products Corp.

Sent from my iPhone

**Croll, Timothy**

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**From:** Alan >  
**Sent:** Thursday, November 16, 2017 5:27 PM  
**To:** SCL\_RealProperty  
**Subject:** Creative housing

Hello Seattle City Council,

I was alerted by 350seattle.org regarding the unused SCL properties in North Seattle, owned by the city.

Please take the time to fully consider their redesign and update for housing currently homeless residents of our city. You hold unique power and influence in the matter of homeless sheltering, and this idea seems too great not to exhaust all possibilities for these properties' new function.

Sincerely,  
Alan Jennings

**Croll, Timothy**

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**From:** Elizabeth Atly <[redacted]@seattle.gov>  
**Sent:** Thursday, November 16, 2017 4:35 PM  
**To:** SCL\_RealProperty  
**Subject:** Wise use of available city-owned lands

Dear Seattle City Light,

Please don't sell the substation properties on the open market!

**Seattle desperately needs housing—especially housing that doesn't displace anyone.** We know these "surplus" properties don't currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they'll just be a few more market-rate units....when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

This way, they'll remain under City control, and can also be utilized for the highest good as zoning changes are implemented: where they might have been used for as few as four market-rate single-family homes (one is zoned industrial), totaling about 12-15 people, they could instead be used for group housing for dozens of people, for example, and then shifted to, say, four-story, eight-unit affordable apartment or condo buildings for **65+ people** if the zoning changes.

These are taxpayer-owned, and we need to shepherd the City's resources. Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering "surplus" properties, the City's first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Yours sincerely,

Elizabeth Atly

Note:

The following email was received 230 times, each time with a different person's name in the subject line (the list of names is appended.) Evidently this is some type of automated email writing application, drawing from an organization's membership or interest list. One might presume that each individual gave their permission for this particular email to be sent under their name, but City Light has not yet confirmed that.

**Croll, Timothy**

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**From:** 350 Seattle <noreply@123contactform.io>  
**Sent:** Thursday, November 16, 2017 1:24 PM  
**To:** SCL\_RealProperty  
**Subject:** Valerie Costa says: Housing first!

Dear Seattle City Light,

Please don't sell the substation properties on the open market!

**Seattle desperately needs housing—especially housing that doesn't displace anyone.** We know these “surplus” properties don't currently pencil out for even nonprofit developers of affordable housing, so if you sell them, they'll just be a few more market-rate units...when they *could* be leased out by the City in a way that allows for creative approaches to *more* housing, more affordably: solutions like a City-owned Community Land Trust, community-owned group rental housing, or tiny houses.

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These are taxpayer-owned, and we need to shepherd the City's resources. Selling them now means a one-time windfall, and the guarantee that these will be developed as market-rate housing. Keeping them gives us many options to experiment with small-lot affordable housing that can work for our neighborhoods. **When considering “surplus” properties, the City's first priority should be to think whether and how these properties can be used to mitigate our housing crisis.**

Yours sincerely,  
Valerie Costa

Marsha	Adams
Lisa	Agard
Sar	Airoldi
Steve	Algieri
Josephine	Archibald
Elizabeth	Atly
Rein	Attemann
Beth	Award
Shary	B
Doug	Barnes
Allena	Bassett
Gary	Bennett
Laura	Bernstein
Jim	Bernthal
Jean	Berolzhelmer
Sara	Bhakti
Mindy	Blaski
Tara	Blue
Robert	Blumenthal
Margaret	Bone
Joan	Bowers
Sarah	Brady
Judy	Brennen
Anita	Bryant
Liz	Campbell
Dee	Cappettetti
Glenda	Carper
Aidan	Carroll
Rebecca	Cate
Guy	Chan
Jasmine	Chan
Katherine	Chesick
Renee	Cohen
Judith	Cohen
Fiona	Cohen
Joan	Cole
Randall	Collins
Anthea	Colossio
Trina	Cooper
Valerie	Costa
Chris Kanit	Cottrell
Keith	Cowan
Jean	Darsie
Leilani	Del Ray
Rebecca	Deutsch

Su	Devan
Elizabeth	Dickinson
Robn	Diekow
Chelsey	diPasquale-Hunton
Jan	Dove
Barb	Drake
Bonnie	Duncan
David L.	Edwards
Carol	Else
Ruth Neuwald	Falcon
Julia	Field
Elaine	Field
Kelly	Fine
Charles	Fornia
Eric	Forsburgh
Dean	Fournier
Maradel	Gale
Deborah	Gandolfo
Vicky	Gannon
Della	Gerhard
Carey	Gersten
Laura	Gibbons
David	Gloger
Graham	Golbuff
Marcy	Golde
William	golding
Desirae	Golis
Jess	Grady-Benson
Barbara	Gregory
Eddie	Griffiths
Brie	Gyncild
Kiera	Halpin
Marlow	Harris
Scott	Hayes
Susan	Haywood
Jo Ann	Herbert
Jay	Heyman
Elaine	Hickman
Sue	Hodes
Monika	Holm
Jared	Howe
Rachel	Huck
Kevin	Hughes
Nicole	Iorio
Carol	Isaac

Ixtlan-Wales	Isischild
Michelle	Jacobsen
Kaya	Jacolev
Linda	Jansen
Casey	Jaywork
Sandra	Johnson
Richard	Johnson
Lorraine D.	Johnson
Emily	Johnson
Lloyd	Johnston
William	Justis
Robert	Kaminski
Jenifer	Kardiak
Sarah	Kavage
Katelyn	Kenderish
Jerry	Kessinger
Tushar	Khurana
Nancy	Kilgore
Victoria	King
Joana	Kirchoff
Dianne	Kocer
Jan Krick	Krick
Bob	Kutter
Carrie	Lafferty
Tom	Lang
Myra	Lara
Charlene	Lauzon
Justin	Lawson
Ann	Lazaroff
Kimberly	Leeper
Suzette	Letterman
Rae	Levine
Alisha	Leviten
Meg	Lineweaver
Alice	Lockhart
Sammy	Low
Susan	macGregor
Sally	Mackey
Trish	Maharam
Jean	Maier
Patricia Marks	Marks
Liza	Martin
Priscilla	Martinez
Kathleen	Mason
Nancy	Mattheiss

David	McCaul
Achia	McGregor
Tina	McKim
Ashley	Mcmacken
Richard	Meeks
Monique	Meissner
Jaclyn	Mena
Sarah	Moon
Amanda	Mosiniak
Mallory	Mosner
Alexander	Mouton
Tui	Mullen
Catherine	Muller
Linda	Murfeldt
John	Nelson
Katherine	Nelson
Huy	Nguyen
Laurel	Ninley
Tegra	Nuess
Kathryn	Oneita
Michael	Pan
Hoa	Pantastico
Kristen	Park
Deborah	Parker
Adina	Parsley
Susan	Patterson
Alice	Paune
Michelle	Pavcovich
Alias	Payne
Sharon	Perteet
Ruby	Phillips
Barbara	Phinney
Emily	Pinzur
Arlene	Plevin
Thomas	Pollock
Rick	Poulin
Phillip	Power
Debbi	Pratt
Sally	Radford
Dorli	Rainey
Irene	Reep
Jeffrey	Reidhead
Siobhan	Ring
Andres	Rivera
David	Robison

Teresa	Romaneschi
Erica	Rubin
Elena	Rumlantseva
Liz Petrella	Santangelo
Crystal S.	Says
David	Scheer
Christina	Scheuer
Martha	Schmidt
Heidi	Schor
Jean	Schwinberg
Linnea	Scott
Eliana	Scott-Thoennes
Eli	Semke
Sarah	Shifley
Jeannie	Shu
Holli	Smith
Amanda	Sorell
Madeleine	Sosin
Nicole	Southwell
Debbie	Spiegelman
Bonnie	Spinazze
Ruchi	Stair
Jack	Stansfield
Carrie	Stein
Shaylon	Stolk
Sally	Stroud
Lucinda	Stroud
Mindi	Tambellini
Holly	Taylor
Joe	Thomas
Travis	Thompson
Michelle	Timm
Anne	Tobin
Marie	Trillingham
Cailin	Trimble
Rocky	Voltolato
Leonard	Wainstein
Jess	Wallach
Valentina	Warner
David	Watkins
Jeffrey	Watson
Tina	White
Susan	Wilkie
Jim	Wilson
Katie	Wilson

Margaret	Wilson-Biggs
James	Woodley
Joe	Wuederhold
Yonit	Yogev
Krysta	Yousoufian

## Croll, Timothy

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**From:** Alex Jahn <\_ \_>  
**Sent:** Thursday, November 16, 2017 1:10 PM  
**To:** SCL\_RealProperty  
**Subject:** 1414 NW Leary Way Seattle Washington 98107

To whom this may concern,

My father opened up Auto Connections Seattle to free himself from working for someone and too follow his dream of operating his own business. I am currently attending college in Salt Lake City and it has been hard not being able to be their and help as I have been doing since I was first able to drive. I don't think selling 1414 NW Leary way is the best idea. I am the oldest out of 4 children and want my sibling to be able to have the same opportunities that my parents have given me. Whether or not my parents know I am and forever will be grateful. One of my favorite things is looking forward to coming home from breaks to help my dad at his business. I even am thinking of following in his foots steps. Selling the property wouldn't stop my dad it would just change his business forever. My dad has always focused on being that small car dealer in Ballard that provides his customers with great customer service. My fathers passion surpasses most people, he is resilient, however selling this property would affect more than just him. He has had a positive impact on the surrounding community, and has established an image. I am just am confused as why the city would sell a property that has a business operating and bringing the city income. All of the other properties are truly surplus and vacant.

Thank you,  
Alex Jahn

**Croll, Timothy**

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**From:** Hugh McNeil <  
**Sent:** Thursday, November 16, 2017 1:04 PM  
**To:** SCL\_RealProperty  
**Cc:** Hugh McNeil  
**Subject:** Seattle City Light Surplus Property Disposition Study  
**Attachments:** DOC018.pdf

v

Please see attached with reference to the property located at 1414 NW Leary Way, Seattle, WA.

Thank you,  
Hugh



ADDITIVE & LUBRICANTS  
EST. 1939  
BARD AHL MANUFACTURING CORPORATION

November 16, 2017

Timothy Croll  
Seattle City Light  
700 Fifth Ave, Suite 3316  
Seattle, WA 98104

RE: Seattle City Light Surplus Property Disposition Study

Dear Timothy Croll,

I am writing to you in regards to Auto Connections Seattle and their owner, Jim Jahn and his sister Patty Jahn, owner of Java Jahn , both of whom we have personally known and done business with for more than 12 years. We are happy to have people of this caliber and integrity actively doing business in our neighborhood and would certainly enjoy having Auto Connections Seattle able to stay and trade in our closely knit neighborhood.

Best regards,

Hugh McNeil  
President and CEO  
Bardahl Manufacturing

P.O. Box 70607

SEATTLE, WA 98107-0607

WWW.BARDAHL.COM  
Page 1 of 1

**Croll, Timothy**

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**From:** Ristorante Picolinos  
**Sent:** Thursday, November 16, 2017 9:43 AM  
**To:** SCL\_RealProperty  
**Cc:** Best, Lynn  
**Subject:** re: Public Comment - ref Sunset Hill Substation  
**Attachments:** Sunset Hill Substation - 11.16.17.docx

Dear Mr. Kroll and Ms Best,

Please find attached our letter and comments vis-a-vis the proposed sale of the Sunset Hill Substation.

We hope that Seattle City Light will consider carefully our request for a negotiated, **fair market value** to Picolinos sale given the unique circumstances surrounding this land parcel.

There is :

- a) considerable and broad based community support
- b) it would an equitable position given the lease and capital improvements made for which Picolinos will suffer irreparable harm.

Hopefully, this won't be the case of a community based business being punished for doing the right thing.

We look forward to a favorable determination and recommendation of a negotiated sale.

Sincerely,

Tom Bailiff  
Pico Corporation dba Ristorante Picolinos

November 16<sup>th</sup>, 2017

Seattle City Light  
700-5<sup>th</sup> Ave, Suite 3316  
Seattle, Wa 98014

Att: Tim Kroll

**Re: The Sunset Hill Substation - proposed sale**

Seattle City Light has posted notice of its intent to sell the Sunset Hill Substation.

This announcement was made after Seattle City Light had leased the property to Picolinos with the understanding it would be available for a Grand Garden & Greenhouse Project. At present Picolinos has spent approx.. \$100,000 in improvements, fees and permits to make this garden project a reality.

Having an open space with a garden and grounds has long been a community desire and those sentiments have been aptly expressed by many community groups during the public comment process, to wit, Sustainable Ballard, Groundswell and Elements from the Sunset Hill Community Association. Unfortunately, over the course of 10 years, these groups, have been unable to obtain any commitments for financial backing or public funding.

In addition, please find attached copies of additional letters of support from other Ballard community groups, as well as many individual letters of support already sent, when taken together these constitute a broad constituency of support for Picolino's efforts and planned garden concept which is already well underway.

Further, there has been no notice by other City, County or State agencies which have voiced an interest in using the site. The site itself is less than 10,000 square feet and thus do not meet the criteria of a qualifying site by the Seattle City Parks department.

Wherein, community groups have been unable to meet funding requirements over the course of 10 years and the City has no viable use for the property, Picolinos has committed itself in both terms of time, effort and substantial money to make that dream a reality.

In Addition to Broad Community Support there are many other direct and indirect benefits:

a) Broad Based Community Support & Desire for Open Space

There has been a long standing desire for an open space on this site and there is considerable and broad based community support for Picolino's current project. Here is an opportunity to provide this without the use of public funds while still providing a full market price for the sale of this land parcel. This is truly a "win-win" for both the City & the public.

Attached:

Sent Separately by email direct

Ballard NW Senior Center  
The Rotary Club  
Nordic Heritage Museum  
Ballard High School

Ballard Alliance (Chamber of Commerce)  
Sunset Hill Book Club  
Many, many letters from Ballard Residents

**b) Equitable Dealing & Good Faith By City Light**

City Light has already leased the land, and Picolinos has relied on same, in furtherance of this project. It would seem inequitable to sell the property indiscriminately after Picolinos has acted in good faith and spent over a \$100,000 on site improvements, permits, engineering and fees.

**c) Picolino's Project Requires No Public Funds To Become A Reality.**

While there have been community groups that have expressed interest in creating a park or garden, these groups have no financial means to achieve this goal. Picolino's project, which allows public access during operation hours (6:30 am to 9 pm) is "fully funded" and also will provide even far greater and superior facilities to the site with restrooms, ADA access, food & beverages availability and all the care and maintenance is paid for privately.

**d) Tax Base, Job Creation & City Revenue:**

Picolino's project will also provide a steady stream of revenue for the city coffers in the way of property taxes, personal property tax, b&o tax, sales tax & provide many new jobs & opportunities for citizens, not only during construction but perpetually thereafter.

Therefore, we would respectfully request the City Light consider and recommend a negotiated sale to Picolinos at fair market value.

Very truly yours,

Tom Bailiff, President  
Pico Corporation dba Ristorante Picolinos

**November 13<sup>th</sup>, 2017**

**Seattle City Light  
700-5<sup>th</sup> Ave, Suite 3316  
Seattle, Wa 98014**

**Att: Tim Kroll**

**Re: The Sunset Hill Substation - proposed sale**

**Seattle City Light has posted notice of its intent to sell the Sunset Hill Substation.**

**This announcement was made after Seattle City Light had leased the property to Picolinos with the understanding it would be available for a Grand Garden & Greenhouse Project. At present Picolinos has spent approx.. \$100,000 in improvements, fees and permits to make this garden project a reality.**

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Therefore, we would respectfully request the City Light consider and recommend a negotiated sale to Picolinos at fair market value.

Very truly yours,



**Tom Bailiff, President**

**Pico Corporation dba Ristorante Picolinos**

Seattle City Light  
Real property Division  
Seattle WA.

October 17, 2017

RE: Sunset Hill Substation

Dear Sir:

Ristorante Picolino's is a wonderful community asset in our Ballard neighborhood. They are part of a small business area in a local neighborhood setting. They are generous community partners and a great fit for our community. They have always been very supportive of the Ballard Senior Center and our needs. This is a place for friends and neighbors to gather and a restaurant that provides access to local community groups to have celebrations.

I was very excited and thrilled that Picolino's was going to lease the Old Sunset Hill Substation from City Light and construct an addition to the open space garden and greenhouse. This would only improve our neighborhood. Mr. Bailiff has invested considerable money, time and effort to make this a good neighborhood addition. If City Light intended to sell the property it seems logical they shouldn't have leased it to Ristorante Picolino's. This doesn't seem equitable.

I would ask that city Light revisit this project and try to work with Mr. Bailiff to find a solution that will enhance this business area of our community and make our neighborhood even better.

Thanks for your consideration

Respectfully,

*Carlye Teel*

Carlye Teel,  
Executive Director  
Ballard NW Senior Center.

From: Robert Boyd

To: thomas.powell

Subject: Picolinos Project Support Letter

Date: Sat, Oct 28, 2017 12:47 pm

---

Dear Tom,

Set forth below is a model draft of the support letter I thought you might like to sign on Rotary stationery and send off to the appropriate parties as well as a copy to Tom and I. If you have any questions please call me at (206-292-0707 immediately. As you may recall Tom spoke at one of our weekly meetings several months ago and really is anxious to get this project moving. Tom's e-mail address is [picolinos@earthlink.net](mailto:picolinos@earthlink.net).

Address final e-mail to: [SCL\\_REALPROPERTY@SEATTLE.GOV](mailto:SCL_REALPROPERTY@SEATTLE.GOV) and copy \_\_\_\_\_, and

October 28, 2017

Seattle City Light  
700 5th Ave., Suite 3316  
Seattle WA 98014

ATTN: Mr. Tim Kroll

SUBJECT: Sunset Hill Substation

Dear Mr. Kroll,

The Rotary Club of (Magnolia) Seattle Washington wishes to express our opinion and thoughts pertaining to the proposed sale of the Sunset Hill Substation Land to Picolinos Restaurant and the cancellation of the existing lease of that property for the purpose of building a beautiful garden and greenhouse.

This project would be unique and we feel would very much add to the overall benefit of the community. It would be a positive example of a local business working in concert with the City of Seattle to make something very beautiful out of vacant land. We, as well as the rest of the community, have had a long standing desire to see this land used as an open space, garden, park or some other use to provide a space where the community could meet for recreational or community events. While many community groups have made attempts or proposals, they have not worked out due to complications and do not have a reliable or substantive source of funding.

Our understanding of this project is that we have a local business which has not only supported its community, but is working hard at their expense to build an open garden space with amenities which can be enjoyed by all. To sell this land at public auction and cut short this project not only seems unreasonable but contrary to the wants and desires of the Ballard Community as well as those outside the community who come to it for enjoyment.

We would like to express our support for what Picolinos has accomplished thus far and suggest Seattle City Light and the Seattle City Council consider a negotiated sale of the parcel to Picolinos at a fair market price. This appears to us to be far more reasonable than a public sale at auction which would most likely result in the erection of a commercial building or a congested and concentrated housing development.

Tom Powell, President  
The Rotary Club Of Magnolia (Seattle) WA

Robert Boyd

**From:** Jan Colbrese  
**To:** "SCL\_REALPROPERTY@SEATTLE.GOV" <SCL\_REALPROPERTY@SEATTLE.GOV>  
**Subject:** Sunset Hill Substation  
**Date:** Nov 13, 2017 10:15 AM  
**Attachments:** [image001.jpg](#) [image002.png](#) [image003.jpg](#) [image004.jpg](#) [image005.jpg](#)  
November 9, 2017

To Larry Weis, General Manager and CEO Seattle City Light:

As Deputy Director of Nordic Heritage Museum, I have often witnessed examples of the strong community partnership we share with Ristorante Picolinos. I know, time and time again, the Museum has greatly benefited from a strong relationship with Ristorante Picolinos and their incredibly generous character of giving back to the surrounding community. We couldn't be happier to have them as a *walking distance* neighbor, especially in our current location which is very much lacking in walkable commercial resources. Because of this giving nature, we have held staff, donor, Board of Trustee gatherings at the restaurant and have always been warmly welcomed. We have worked with them to entertain visiting artists, and even arrange special dinners that have been used for fundraising purposes.

We know of countless patrons who have visited the Museum and then stopped by Picolinos for lunch or coffee. We even have welcomed visitors who have come to the Museum after a previous dining experience at Picolinos, where they were encouraged by wait staff to visit our most current exhibition.

Picolinos, and their ownership have repeatedly shown us that they care about our community, that they value the arts and culture of the area, and that they are willing partners with us to further our mission of sharing Nordic arts and culture with people of all backgrounds. Given this history of cooperation, I would encourage Seattle City Light to work with Picolinos to further their vision of developing the Sunset Hill Substation into a greenhouse and garden that would multiply their abilities to serve and give back to the community.

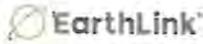
It would be very disappointing to us if this community based business, which has invested both in our community and this project would not be allowed to see it to completion.

Thank you for your consideration of support for this partnership.

Best,

Jan Woldseth Colbrese  
Deputy Director External Affairs

NORDIC HERITAGE MUSEUM  
Seattle, WA 98117 | [www.nordicmuseum.org](http://www.nordicmuseum.org)

picolinos@earthlink.net | [Preferences](#) | [Help](#) | [Feedback](#) | [Sign Out](#)**Web Mail**

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spamBlocker [\[Edit\]](#)[Known Spam](#)[Virus Blocker](#)**Message**[Previous](#) | [Next](#) | [Back to INBOX](#)[Reply](#) [Reply All](#) [Forward...](#) [Print](#) [Delete](#) [Spam](#) [Move to...](#) [More Actions...](#)**From:****To:** Ristorante Picolinos <picolinos@earthlink.net>**Subject:** Letter of Support for Ristorante Picolinos Regarding Sunset Hill Substation Project**Date:** Nov 8, 2017 5:37 PM**Attachments:** [image001.jpg](#) [image002.png](#) [image003.jpg](#) [image004.jpg](#) [image005.jpg](#)

November 6, 2017

To Larry Weis, General Manager and CEO Seattle City Light:

As Deputy Director of Nordic Heritage Museum, I have often witnessed examples of the strong community partnership we share with Ristorante Picolinos. I know, time and time again, the Museum has greatly benefited from a strong relationship with Ristorante Picolinos and their incredibly generous character of giving back to the surrounding community. We couldn't be happier to have them as a *walking distance* neighbor, especially in our current location which is very much lacking in walkable commercial resources. Because of this giving nature, we have held staff, donor, Board of Trustee gatherings at the restaurant and have always been warmly welcomed. We have worked with them to entertain visiting artists, and even arrange special dinners that have been used for fundraising purposes.

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It would be very disappointing to us if this community based business, which has invested both in our community and this project would not be allowed to see it to completion.

Thank you for your consideration of support for this partnership.

Best,

Jan Woldseth Colbrese  
Deputy Director External Affairs

**NORDIC HERITAGE MUSEUM**

[www.nordicmuseum.org](http://www.nordicmuseum.org)

October 28, 2017

Seattle City Light  
700 5th Ave., Suite 3316  
Seattle WA 98014



ATTN: Mr. Tim Kroll

SUBJECT: Sunset Hill Substation

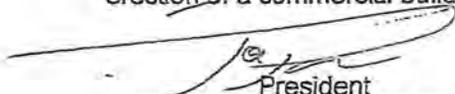
Dear Mr. Kroll,

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We would like to express our support for what Picolinos has accomplished thus far and suggest Seattle City Light and the Seattle City Council consider a negotiated sale of the parcel to Picolinos at a fair market price. This appears to us to be far more reasonable than a public sale at auction which would most likely result in the erection of a commercial building or a congested and concentrated housing development.

  
President  
The Rotary Club Of Magnolia (Seattle) WA

Robert Boyd

rom: Ann Selberg  
To: SCL\_REALPROPERTY@seattle.gov  
Cc: "Address Book]

Subject: Sunset Hill Substation  
Date: Nov 15, 2017 9:20 PM

Seattle City Light – via email

SCL\_REALPROPERTY@SEATTLE GOV

Re: Sunset Hill Substation

We are writing concerning Seattle City Light's intent to sell the Sunset Hill Substation. One of our neighborhood businesses, Picolinos, has been leasing the property and has made substantial investment toward creating a garden and greenhouse space that is an enhancement to the neighborhood.

It is our hope that Seattle City Light will consider the lease agreement and the investment made in the property when approaching disposal of the property. A negotiated sale to Picolinos at fair market value would recognize their previous investment and allow them to reap the benefits of such while fulfilling the need of City Light to obtain fair market value for the property.

As parents and teachers who are engaged in this community and in our high school, we can tell you Picolinos is a gathering place for the neighborhood and their involvement in our community includes employing our students and supporting our high school programs. We hope to see them treated fairly in this process.

Respectfully submitted,

Ann Selberg

Brittany Newell

Erik Murphy

Patti Kashiwa

Jen Witeck

Karen Foti Williams

Debbie Anderson

## **Croll, Timothy**

---

**From:** Laur Bauder ✓  
**Sent:** Wednesday, November 15, 2017 10:42 PM  
**To:** SCL\_RealProperty  
**Subject:** Auto Connections

To Whom It May Concern,

I am writing this letter of concern, regarding the property that is at 1414 NW Leary Way in Ballard, Auto Connections.

This is a business that we visit often.

We have bought several cars from Jim Jahn, the owner, who has now become a dear personal friend. Being the mother of 3 teens, we plan to continue to visit this property, to buy cars for the kids, from Jim and his employees. He is a trusted business man and is well known throughout the community, where we live on Queen Anne, as well as in Ballard. Many of our friends have bought cars from Jim. And want to continue the legacy that Jim has created within our community. We are repeat buyers, due to the nature of Jim and his coworkers and their business motto. Jim cares about his employees and his customers.. His friends are innumerable. Please do not take any action, other than allowing Auto Connections stay where it is, unaffected by change. Seattle prides itself on maintaining the local feel. Jim Jahn is a testament to why we love Seattle. I am asking, our family and friends are asking, that you please do not take any actions to compromise that trust.

Thank you,

Laurie Bauder

**Croll, Timothy**

---

**From:** Ginger Luke <...>  
**Sent:** Wednesday, November 15, 2017 10:06 PM  
**To:** SCL\_RealProperty  
**Subject:** Ginger Luke

✓

We love Auto Connections to stay on Leary Way

Been a customer there forever

Excellent service and a wonderful team

Please consider

Thanks, Ginger

**Ginger Luke**



Ginger's Pet Rescue  
Email: .

## Croll, Timothy

---

**From:** Hildegard Nichols  
**Sent:** Wednesday, November 15, 2017 10:05 PM  
**To:** SCL\_RealProperty  
**Subject:** Surplus properties, former substations ✓

Hello Mr. Croll,

I have been watching for about four years now how Seattle City Lights is handling the question of so-called surplus properties on former substations.

Around each stations there is a group of neighbours who'd like to keep their little green oasis intact, but is ignored by you, or the institution you represent. I'm not happy that there is no alternative energy supplier in town, because I don't like to send money every month to an outfit that cuts down trees first and asks questions later. I am sure SCL could have saved the plots, and the trees on them, if they had wanted to.

Why can't they be little parks with some education about the future of clean energy, with displays, prototypes, and info about why it is so important to shift away from fossil fuel fast, while saving as many trees as possible on the way there? There even could be charging stations or battery exchanges for electric cars and bicycles. Please rescue at least some of the substations!

Hildegard Nichols

P.S. Please sign me up on the interest/notification list

**Croll, Timothy**

---

Farmer, LaKecia  
RE: electric substations

Note that all messages are subject to public disclosure -----Original Message-----

From: Carolyn Cooper [mailto:  
Sent: Friday, November 17, 2017 1:21 AM  
To: SCLRealProperty@seattle.gov  
Cc: LEG\_CouncilMembers <council@seattle.gov>  
Subject: electric substations

Dear Electric Powers That Be:

As a citizen of Seattle and an apartment-dweller in Ballard, I call most urgently on you to postpone selling sites of former electric substations. Please PLEASE "leave these lands in public hands." If sold to private developers, they would in all probability be filled in with apartment houses charging unaffordable rents. The scattered sites are infinitely more valuable as potential small parks, pea-patch community gardens, out-door theaters, agricultural experiment fields, tree nurseries, or just plain vacant lots. Open space is getting scarcer as the city grows and short-sighted urban planners fail to recognize the necessity of preserving places outdoors that are not covered over with asphalt or concrete, but where people are free to breathe, feel sunshine and rain, and enjoy "passive recreation."

Living at 2839 NW 56th Street, I am acquainted with the substation site at 2826 Market Street, now occupied by a city-approved tent encampment of otherwise homeless people. Pending solution of the "housing crisis," that is another interim use of the sites. Guarantee a suspension of sales for five years or so in order for neighborhoods to organize and come up with small-scale plans for various other kinds of publicly beneficial roles for the sites. Think of health, not wealth, as the object of the exercise.

Sincerely yours,

Carolyn C. Cooper