

SUMMARY and FISCAL NOTE*

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

1. BILL SUMMARY

a. Legislation Title:

AN ORDINANCE related to the City Light Department and the Department of Parks and Recreation; superseding Section 7 of Ordinance 124917 and transferring jurisdiction of the Former Delridge Substation from the City Light Department to the Department of Parks and Recreation for open space, park, and recreation purposes.

b. Summary and background of the Legislation:

The former Delridge Substation became excess to City Light's needs as part of the system-wide conversion from a 4 kV to a 26 kV electric distribution system.

In 2013, by Resolution 31424, the City Council requested that City Light conduct additional studies to consider and make recommendations for the appropriate disposition of the utility's excess properties, and provided improved procedures for internal circulation and community outreach in such studies.

In 2015, by Ordinance 124917, the City Council approved the steps taken by City Light to study nine excess properties in Southwest Seattle, Burien and SeaTac and directed the dispositions of those nine properties.

Among the properties in Southwest Seattle, the City Council expressed an intent that the former Delridge Substation be offered for sale first to a community-based non-profit organization, with a provision that if no community-based non-profit organization was able to purchase the property within one year of the effective date of the Ordinance, the property should be offered by brokered sale to the general public.

City Light has worked over the past year with the Delridge Neighborhoods Development Association (DNDA) to assist them in applying for grant funding to acquire and develop the former Delridge Substation. As a result of these efforts, the DNDA has obtained a King County Green Grant of \$40,000 for acquisition of the property.

At the same time, the Seattle Department of Parks and Recreation (Parks) has obtained another grant of \$40,000, from King County Conservation Futures, to also assist in acquisition of the property.

As a result of the King County grants to both DNDA and Parks, City Light, the DNDA, and Parks have agreed that the jurisdiction for the property should be transferred from City Light to

Parks, and that the DNDA will develop and manage the property under terms of a Memorandum of Agreement (MOA) between the DNDA and Parks.

Under terms of the MOA, the King County Green Grant will be paid over to Parks, and combined with the funds from the Conservation Futures grant, Parks will reimburse City Light for the transfer of jurisdiction of the property for fair market value in the amount of \$80,000.

The DNDA Wetlands and Stewardship Project

The DNDA plans to retain 2/3 of the former Delridge Substation in open space as a natural wetland. The wetland will detain stormwater runoff, alleviating flooding of neighborhood yards and driveways, and will provide biofiltration of stormwater runoff before it enters Longfellow Creek.

The DNDA will partner with Seattle Tilth, the Nature Consortium, and staff and students from Louisa Boren STEM K-8 school, to develop and manage the remaining 1/3 of the property as a permaculture food forest. This land management system combines aspects of the native habitat with edible forest gardening. A children's garden will link classroom and field experience to educate local youth in environmental science and stewardship.

The DNDA has obtained grant commitments from Sound Path and the Rose Foundation to assist in planning and development of their Wetlands and Stewardship Project.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes X No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

Yes, City Light will be relieved of the long-term maintenance costs for the former Delridge Substation; these costs will be assumed by the non-profit DNDA through a long-term agreement with Parks.

- c. Is there financial cost or other impacts of *not* implementing the legislation?

Yes, City Light would not receive the revenue of \$80,000 for transfer of the property.

3.e. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2017 Revenue	2018 Estimated Revenue
City Light Find 41000	Seattle City Light	Parks and Recreation Cumulative Reserve Capital Projects Unrestricted Subfund 00164	\$0	\$80,000
TOTAL			\$0	\$80,000

Is this change one-time or ongoing?

One-time

Revenue/Reimbursement Notes:

The ultimate source of the transfer monies will not be Parks or other City funds, but grant funding from the King County Green Grant and King County Conservation Futures.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes, jurisdiction of the property will be transferred to Parks.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- e. Does this legislation affect a piece of property?**
Yes. A map of the Former Delridge Substation is provided as Attachment A to this Summary and Fiscal Note.

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

Yes, the Delridge neighborhood, which will benefit from this transfer and the DNDA Wetlands and Stewardship Project, is an ethnically and racially diverse and economically disadvantaged community.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

N/A

h. Other Issues:

None.

List attachments/exhibits below:

Summary Ex 1: Map of Former Delridge Substation