

Acquisition Ordinance

Seattle City Council

Parks, Public Utilities & Technology Committee

December 10, 2025

SPU Property Acquisition

Purpose of Legislation

- Authorizes Seattle Public Utilities to acquire a parcel in the Laurelhurst neighborhood of northeast Seattle.
- Appropriates additional \$9.2M to augment the \$55 million in the 2026 Adopted Budget.
- Amends the 2026-2031 CIP to reflect higher project spending.

Why?

Acquisition allows SPU to comply with Washington Department of Fish & Wildlife (WDFW) requirements.

Yesler Creek flows within an SPU-owned piped storm drain that bisects the property.

The pipe is considered a fish barrier and will need to be removed at SPU's expense when it fails.

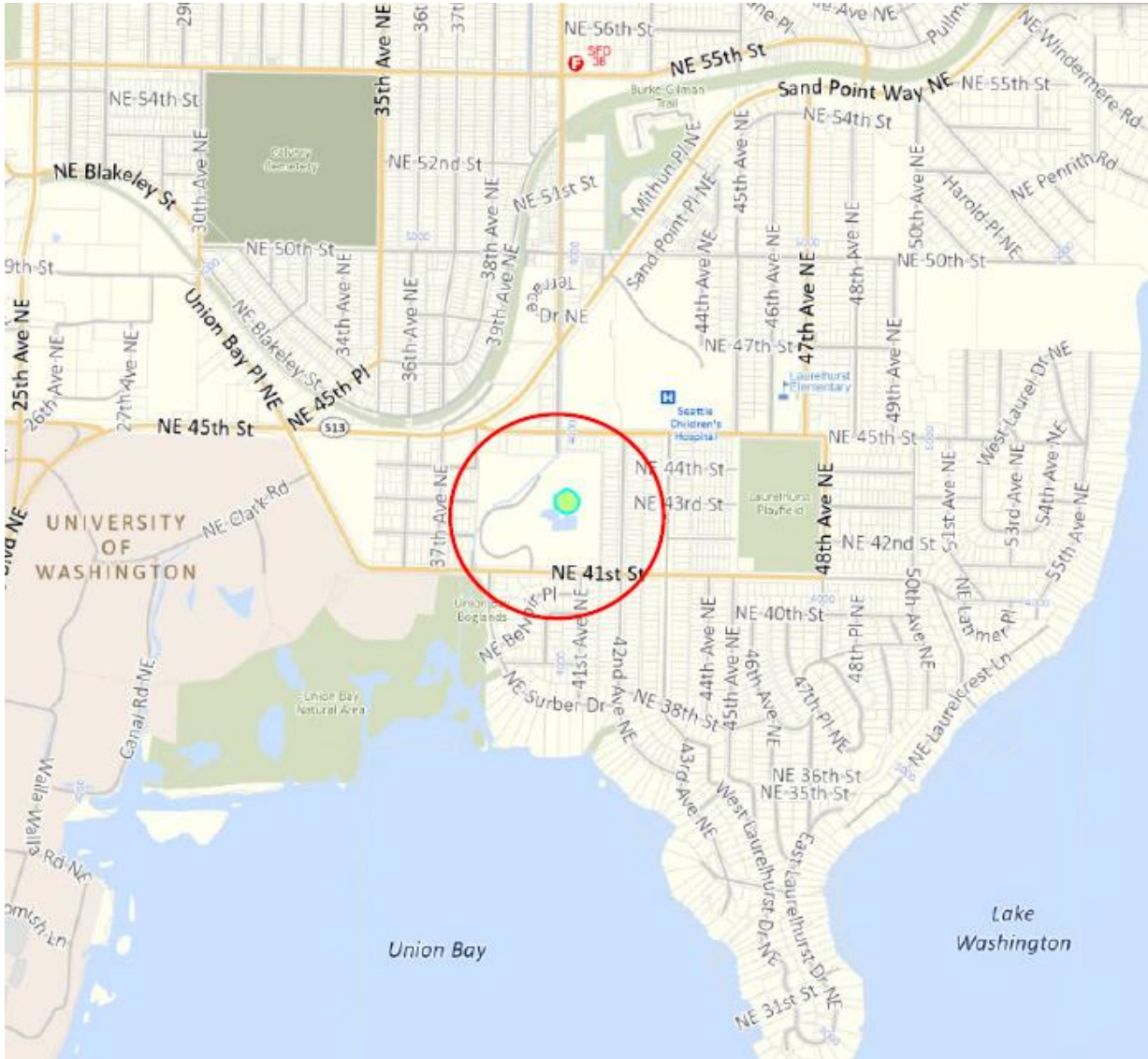
The pipe will need to be replaced with an open creek channel.

Development proposal came in to build over the pipe.

SPU's 20 ft easement is not sufficient for this work.

Why Now?

- Preemptively buying the property now protects ratepayers from paying to remove the development and displace homeowners when the pipe fails.



Property Location

Council District 4



Property Location

4000 NE 41st St

owned by

4000 Property LLC

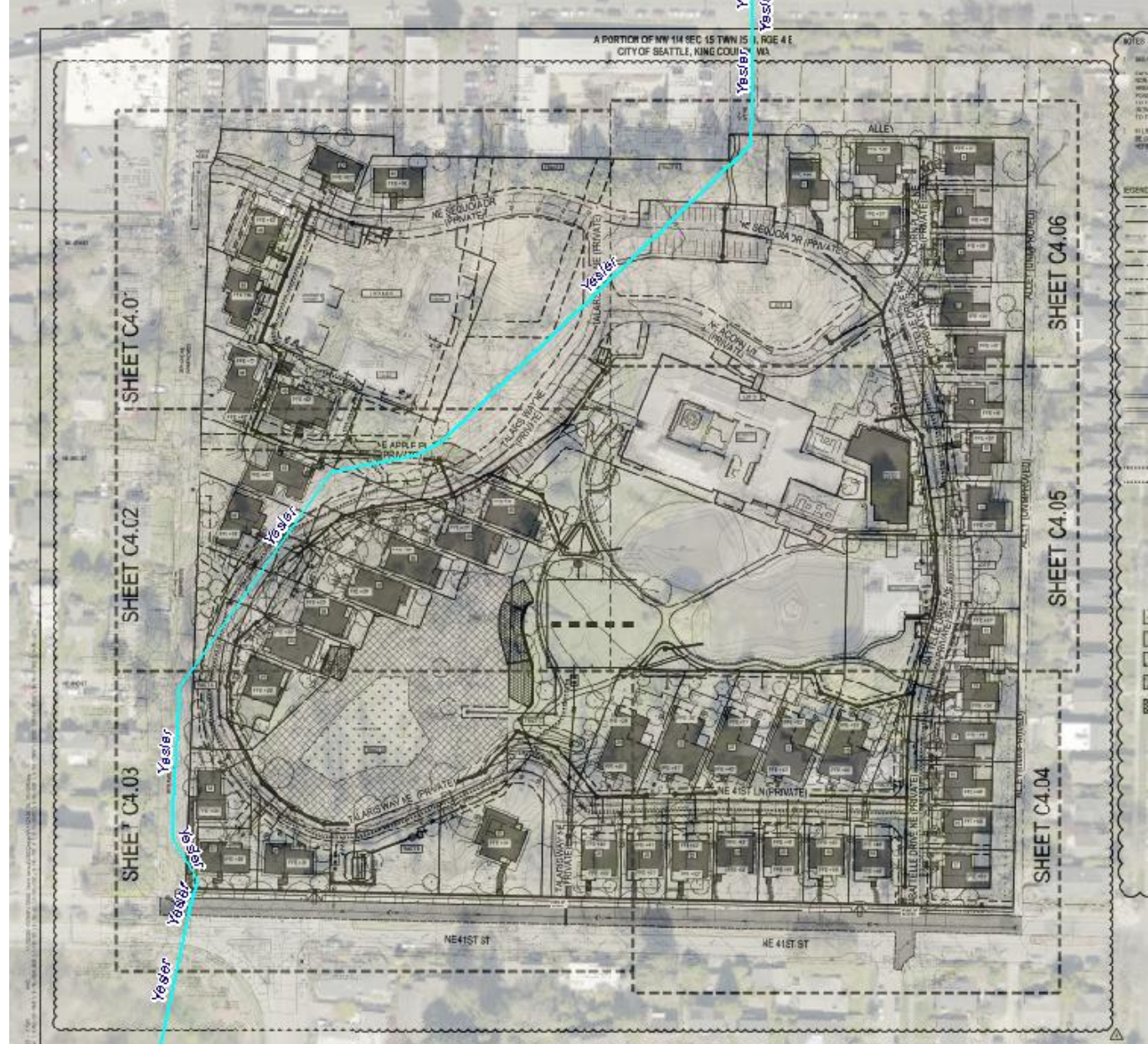
Background

- SPU owns the 72-inch diameter storm drain that conveys Yesler Creek through the property.
- The storm drain is part of a larger drainage system serving an 890-acre basin.



Previous Development Proposal

- Proposal:
 - 48 new single-family homes
- Challenges:
 - Existing SPU infrastructure
 - WDFW requirements



WDFW Feedback

- SPU consulted with WDFW about development
- WDFW conveyed fish passage requirements
- SPU determined that more room was needed to comply with fish passage requirements



Illustration for Demonstration Purposes – Not to Scale

Transaction Details

Acquisition in Fee Title

\$64.2M estimated cost of property

Funds authorized in 2026 Adopted Budget

Legislation also amends SPU 2026 budget authority

Next Steps



- Community Engagement
- Property Management

Next Steps, cont'd

- Establish site needs, evaluate disposition
- Incorporate into upcoming SPU 2026-2030 Strategic Business Plan process
- Pursue funding and partnership opportunities for project

When Completed



Mapes Creek at Be'er Sheva Park

- Additional open space
- Open and elongated natural creek channel
- Additional flood storage
- Benefits for fish species

Questions?

Kevin Burrell

Senior Policy Advisor
Seattle Public Utilities

Kevin.Burrell@seattle.gov

Jacques Rodriguez

Senior Real Property Agent
Seattle Public Utilities

Jacques.Rodriguez@seattle.gov