

SPU Former Henderson Street Pumping Station Disposition ORD

July 18th, 2023

Transportation and Utilities Committee

Presenters: Karen Gruen, FAS Real Estate Services Director
Mike Skutack, Seattle Public Schools, Rainier Beach HS Project Mgr



Purpose and Agenda

- **Purpose:**

- City Council consideration of Council Bill 120611, which authorizes SPU to sell a parcel of real property to Seattle Public Schools.

- **Agenda:**

- Description of SPU-owned excess property.
- FAS disposition process and alternatives analyzed.
- Seattle Public Schools' Rainier Beach HS redevelopment project.



Property Background

- First acquired property in 1919 to construct the Henderson Street Pumping Station, which was completed in 1937.
- Pumping station was decommissioned in the 1970's.
- Address: 8817 Seward Park Ave S.
- Zoned LR3 (M) which allows for a low-rise residential development.
- Appraised value of \$1.25 million.



[Workers on Henderson Street trunk sewer, 1937](#)

Source: Seattle Municipal Archives

SPU Property Proximity to Rainier Beach HS



Rainier Beach HS
Site: 936,540 SF (21.5 acres)

SPU Property
Site: 10,000 SF (0.23 acres)

FAS Disposition Process

- Resolution 31837- Disposition Procedures
- Outreach:
 - FAS worked with DON SE Engagement Coordinator to notify 12 key Rainier Beach community organization with materials translated into seven different languages commonly spoken by the community.
 - FAS worked with Seattle Public Schools to post a physical sign on the property with information on the potential property sale.





Rainier Beach High School Replacement Project

Thank you, Seattle! The voter-approved 2019 and 2022 capital levies provided funding for this project.

About

- Four-story across building for up to 1,800 students, grades 9-12
- Designed to be an equitable, safe, and inspiring learning environment that supports student success
- 100% fresh air ventilation
- Natural daylight in all classrooms and throughout the building



Sustainable Design Features

- No fossil fuels in accordance with the Seattle School Board's 2021 Clean Energy Resolution
- Geothermal heating, energy-efficient lighting, solar panels
- Stormwater run-off filtered through rain gardens to naturally remove pollutants
- Priority for non-toxic, recycled, and sustainably sourced materials
- Expected LEED Gold green building certification with LEED Platinum goal

Schedule

- Spring 2022: Begin installing geothermal wells for heating/cooling system
- Fall 2022: Begin phased construction with students remaining on site
- Fall 2023: Project complete



More information and project updates: www.seattleschools.org/rainierbeach-construction
Project Manager: Paul Popovich, ppopovsch@seattleschools.org



Seattle
Facilities &
Administrative Services

City of Seattle, Seattle Public Utilities Excess Property Notice

- Seattle Public Utilities (SPU) currently owns a 10,000 sq foot parcel (Tax ID: 22288-002) sit vacant at the corner of...
- Seattle Public Schools (SPS) needs the parcel for the Rainier Beach High School Replacement Project.
- SPS no longer needs the parcel, and the City of Seattle is proposing to sell the SPS as part of the restoration project.
- If you have questions, please contact the Public Utilities Department at publicutilities@seattle.gov by March 15, 2023.
- To view more, please visit www.seattle.gov/officeofpublicutilities.



FAS Disposition Process



- As part of the Disposition Procedures, the Office of Housing reviewed the property for affordable housing development.
- Conclusion: Not a good candidate site.
 - Proximity to the High School: surrounded by campus and parking.
 - Size of property and zoning: limited number of units.
 - Capacity to achieve other policy priorities: redevelopment of the Rainier Beach High School campus.

Sale Terms



- Fair Market Value: \$1.25 million as appraised.
 - Funds to the Drainage and Wastewater Fund (44010)
- Sale must close on or before October 2, 2023.
- Contingent Purchase and Sale Agreement.
 - Seattle Public Schools Board (Approved June 7, 2023)
 - Seattle City Council (Approval pending passage of this Ordinance)

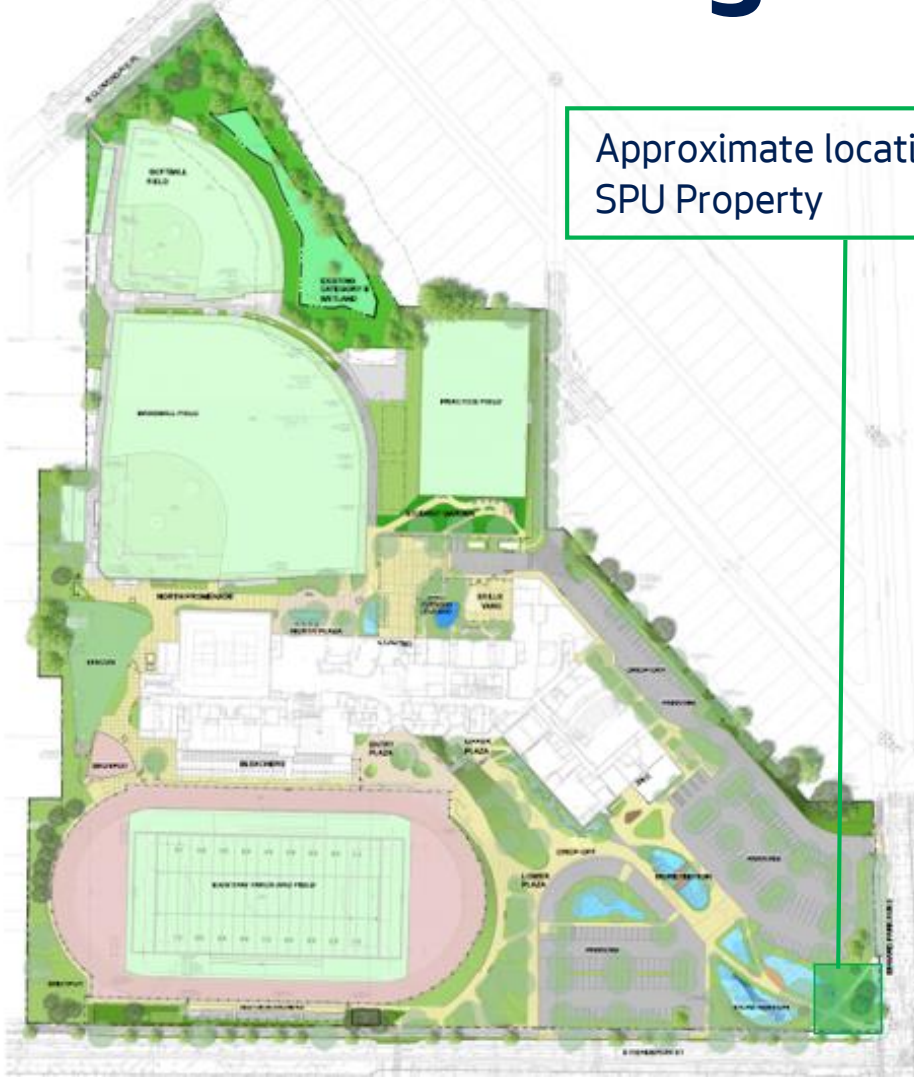


Rainier Beach High School Rebuild

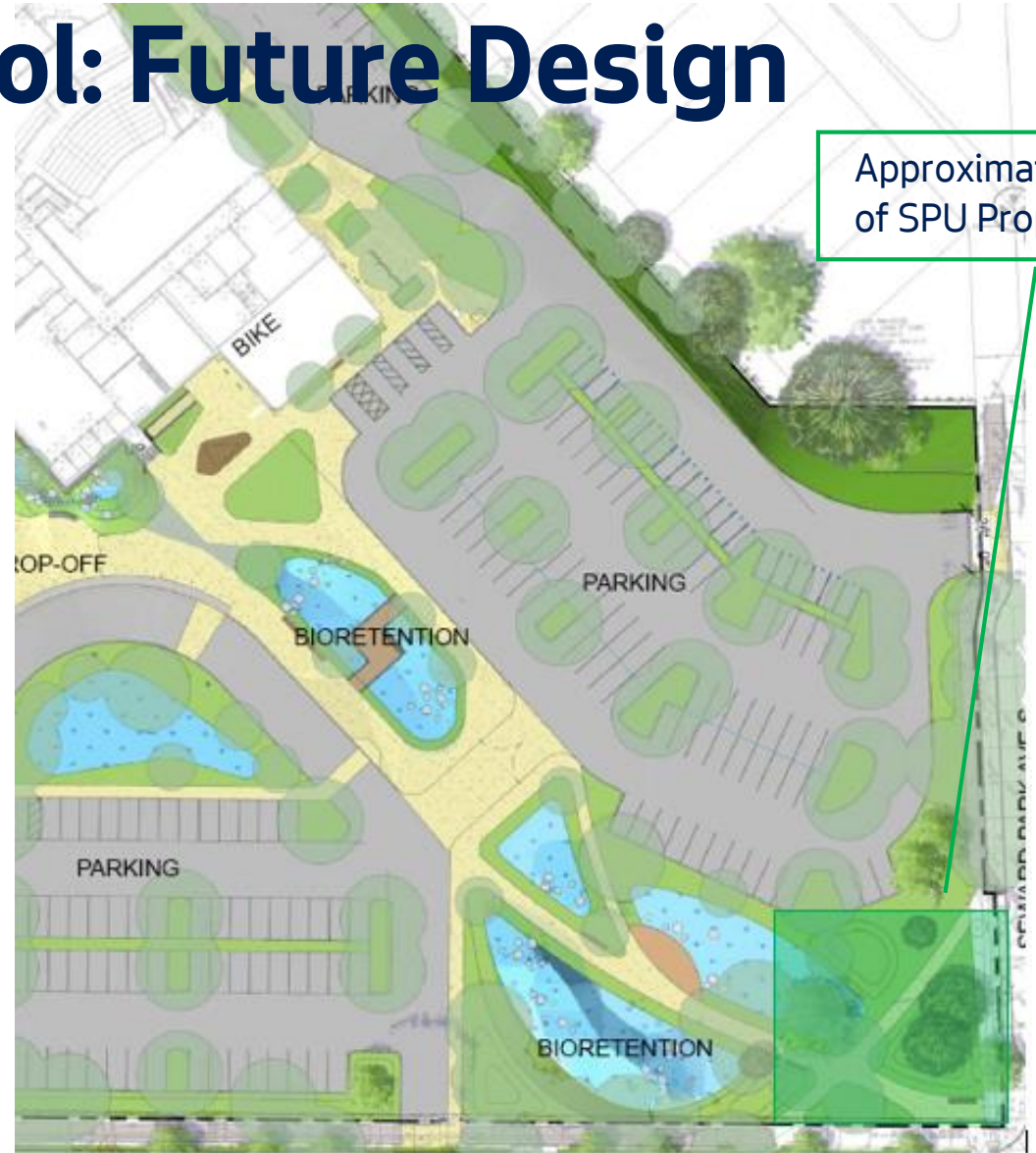
- Seattle Public Schools: ~\$276 million project
 - Funding from two SPS voter-approved levies
 - Seattle Times Article (4/2023):
[New High School Could be a Crown Jewel for Rainier Beach](#)
- SPS has collaborated with SPU as the partner agency, to solicit purchasing of the property. This purchase is reflected in the design.



Rainier Beach High School: Future Design



Approximate location of SPU Property



Approximate location of SPU Property

Questions?



Future Design Rainier Beach HS Rendering

Source: Seattle Public Schools