

Seattle Public Utilities

“West Ship Canal” CSO Project Property Acquisition

Seattle City Council
Seattle Public Utilities and Neighborhoods
Committee



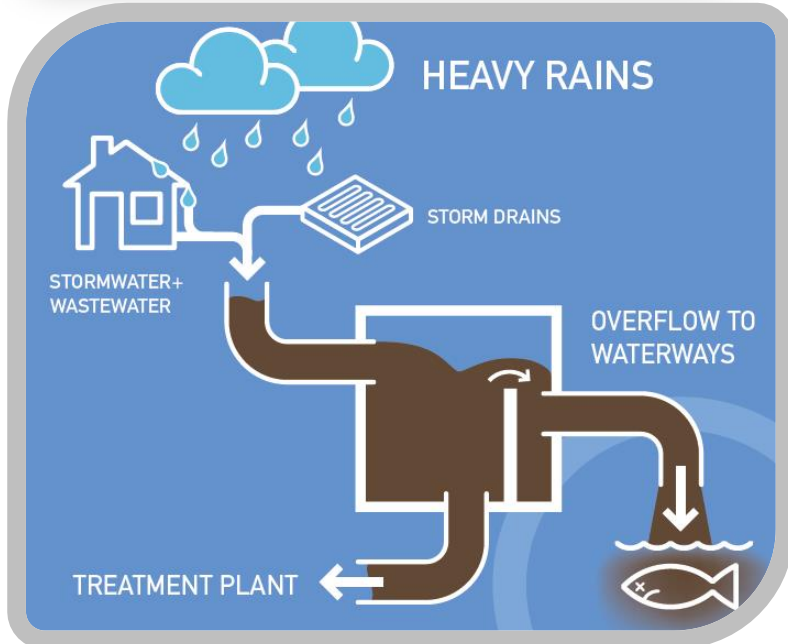
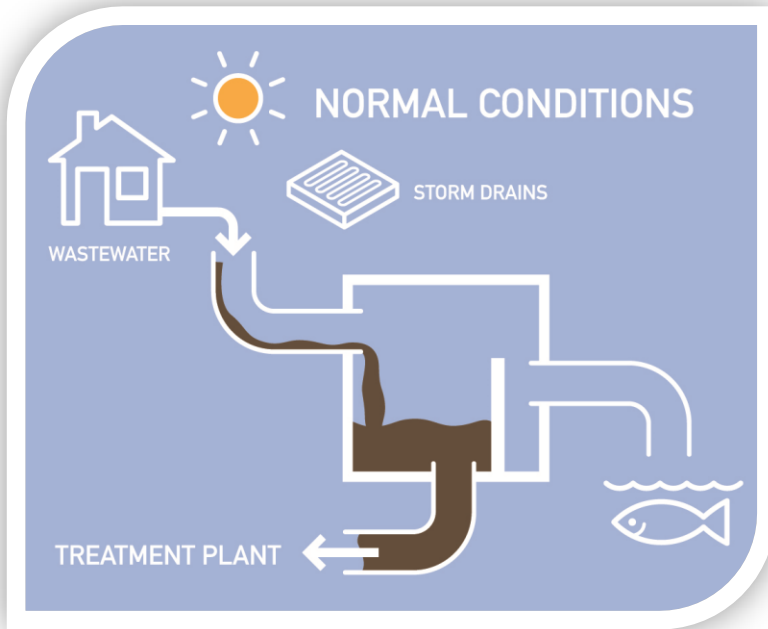
February 10, 2015

Background

- EPA and Ecology issued a Consent Decree to the City on July 3, 2014.
- The City must complete construction of all CSO control Projects by 2025.
- Must address major CSOs along West Ship Canal (Fremont/Wallingford and Ballard)
- Working with King County on a joint project along the Ship Canal

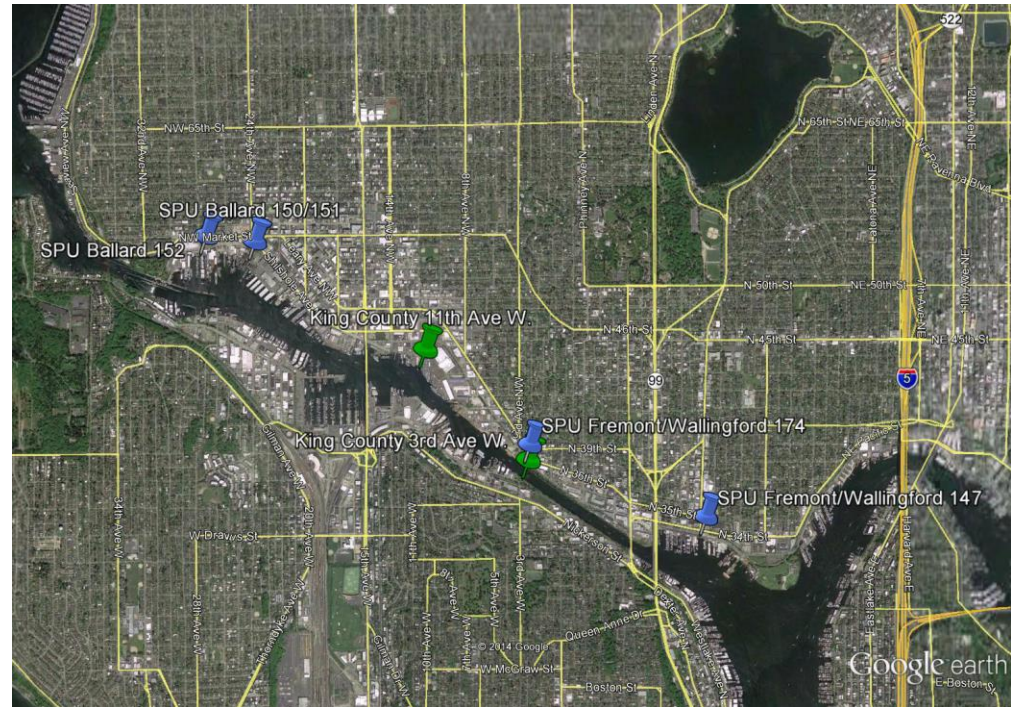
What is a Combined Sewer Overflow?

- *Sewage* (from homes) and *stormwater* (from rooftops, streets) flow in a single pipe - a “combined sewer.”
- When it rains, stormwater (~90%) and sewage (~10%) exceed the system capacity, causing a combined sewer overflow (CSO) into the nearest waterway.



CSO Project location

- Area includes 6 outfalls along Ship Canal
- Right of way and City-owned property not available
- Property acquisition key to project success
- Search for vacant property
- 2 adjacent parcels identified:
 - Panos Property (“Yankee Grill”)
 - Salmon Bay Hotel Group)



Panos Properties

- For sale for several years
- Negotiated Price: \$5.4M
- Ordinance would authorize acquisition by negotiation or condemnation



Salmon Bay Hotel Group

- Parking lot since at least 1980's
- Sold by Panos Properties LLC to Ballard Hotel, LLC, 2007
- Acquired by Salmon Bay Hotel Group, LLC 2012
- Negotiations started October 2014
- Ordinance would authorize acquisition by negotiation or condemnation

