

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
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**1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to Seattle Public Utilities; declaring property at 8817 Seward Park Avenue S, commonly known as the Former Henderson St Pumping Plant, as surplus to the City’s needs; authorizing the sale of this real property as a direct sale to Seattle Public Schools; authorizing the General Manager and CEO of Seattle Public Utilities to execute all documents for the sale of the property; designating the proceeds from the sale; and ratifying and confirming certain prior acts.

**Summary and Background of the Legislation:**

Seattle Public Schools (SPS) approached Seattle Public Utilities (SPU) in December 2021 to purchase an SPU-owned property at 8817 Seward Park Ave S, as part of a multi-year project to rebuild Rainier Beach High School (RBHS). The SPU property is located on the city block parcel where Rainier Beach High School is located.

The 10,000 SF property was originally acquired by a predecessor to SPU in 1919 to construct the Henderson Street Pump Station. The Henderson Street Pump Station has since been removed, and the only remaining SPU infrastructure on the site is a maintenance hole. The real property is no longer needed and SPU has declared the property to be excess to their needs.

Seattle Public Schools has agreed to pay the appraised value of \$1.25 million. SPU and SPS have signed a Purchase and Sale Agreement outlining the terms of the sale, contingent on City and SPS Board approval.

The rebuilding of RBHS is a \$238 million project, with funding from several levies, and with considerable community input. As shown on the map(s) attached, the SPU-owned site is indistinguishable from the school campus at RBHS. In conjunction with a property sale, SPU would transfer the SPU-owned assets (a maintenance hole) on the site to SPS.

As designed, the SPU-owned parcel would become the main walkway entrance to the school campus from the southeast.

Council must approve the surplusing of all City-owned real property via ordinance prior to sale or transfer. The Department of Finance and Administrative Services (FAS) manages the evaluation process for disposal of City property, in accordance with Resolution 31837.

As part of the disposition procedures, FAS has performed internal and external notice of the Excess Property and the Preliminary Recommendation to sell to Seattle Public Schools as described in the attached Final Report.

In addition, FAS has consulted Seattle Public Schools and the Office of Housing (OH) on the suitability of the site for an affordable housing development, pursuant to the primary policy priority stated in Resolution 31837. The OH analysis and review is included in the Final Report.

SPS has indicated that an affordable housing development would require redesign of the RBHS project (adding cost and time). SPS anticipates community concern over a proposal to develop affordable housing at this site, due to the proximity to the school campus, and the loss of sightlines onto the campus.

**2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project?       Yes  No

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget?       Yes  No

Fund Name and Number	Dept	Revenue Source	2023 Revenue	2024 Estimated Revenue
Drainage and Wastewater Fund (44010)	SPU	Sale of Property	\$1,250,000	\$0
<b>TOTAL</b>			<b>\$1,250,000</b>	

Revenue/Reimbursement Notes:

One-time revenues from the sale of an asset belonging to the Drainage and Wastewater Fund.

**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?**

No.

**Are there financial costs or other impacts of *not* implementing the legislation?**

Yes, continued maintenance and administrative costs of the property.

**4. OTHER IMPLICATIONS**

**a. Does this legislation affect any departments besides the originating department?**

No.

**b. Is a public hearing required for this legislation?**

No.

**c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes.

**d. Does this legislation affect a piece of property?**

This legislation affects a piece of property. A site plan is attached.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

The purpose of this legislation is to authorize the sale of a parcel of property to Seattle Public Schools. Seattle Public Schools has a multi-year project to rebuild Rainier Beach High School.

Rainier Beach High School was built in 1960. In 2021-2022 it served 840 students, with 96% of the population as minority students and 73% low-income households. The school provides education, including the 13<sup>th</sup>-Year Promise Scholarship for graduating seniors. It also provides cultural and recreational activities for youth in the Rainier Valley.

FAS partnered with the Department of Neighborhoods to distribute translated flyers (in Amharic, Somali, Vietnamese, Spanish, and Chinese) to the below community organizations regarding the planned sale with a contact for inquiries or comments. No external inquiries or comments have been received by FAS.

- Rainier Beach Action Coalition (RBAC)
- Ethiopian Community Seattle
- Somali Community Seattle
- Rainier Beach Link2Lake
- Washington Park Apts Management
- Seattle Housing Authority (SHA)
- Fathers and Sons Together (FAST)
- CHAMPS Resource Service Center
- Rainier Beach Community Club
- Valley Cities
- Seattle Neighborhood Group
- Northwest Tap

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

The Rainier Beach High School will be rebuilt according to current City required building codes. Systems that were installed in 1960 will be new systems that are based upon current code and emissions requirements.

- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This legislation is not expected to have an impact on the Seattle’s resiliency to climate change, aside from the redevelopment and decarbonization efforts described above.

- 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)?**

This legislation will reduce maintenance and administrative costs for SPU and help SPS serve its primary function educating students in Seattle.

**Summary Attachments:**

Summary Attachment 1 – Former Henderson St Pumping Plant Site Map

Summary Attachment 2 – Final Recommendation Report on the SPU Former Henderson Pump Station