

- SUMMARY and FISCAL NOTE*

Department:	Dept. Contact:	CBO Contact:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services or the Director’s designee to grant limited property and access rights to the State of Washington over and under a portion of real property known as Fire Station 22; and accepting payment of the mutually agreed upon value of the property and access rights sold; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

During the design phase of FS 22, the City worked with the State of Washington (“State”) State Route 520 (“SR 520”) design team. The State was in the process of designing an expansion to SR 520 including a retaining wall at the FS 22/SR 520 common property line, with subsurface retaining wall tieback anchors proposed to be installed under FS 22. An easement to accommodate the retaining wall tieback anchors was needed, and the City granted the State a partial subterranean easement under FS 22 in 2017. Actual site conditions during construction now dictate that the length of the tieback anchors for the retaining wall need to extend further under FS 22 than the former design and current easement allows. This legislation authorizes FAS to grant the State a replacement easement that extends under the full site to accommodate the longer retaining wall tieback anchors, in exchange for monetary consideration. In 2017, the State paid the City \$12,300 for the partial subterranean easement of approximately 4,015 square feet. The State will now pay the City \$105,000 for the expanded subterranean easement of 10,775 square feet plus \$3,400 for temporary access rights of 826 square feet at the southeast of the City’s property during construction plus \$2,180 for landscape mitigation for a total of \$110,580. In addition, the State has determined it also needs limited access rights across FS 22 property to the highway structure to complete the 2017 Limited Access Plan for the SR 520/Roanoke Park area and will pay the City the minimum payment of \$500 for those non-possessory rights.

The total \$111,080 payment from the State to the City is to be deposited in the Finance and Administrative Services Fund (50300).

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes X No

Appropriation change (\$):	General Fund \$		Other \$	
	2023	2024	2023	2024
	\$0	\$0	\$0	\$0
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2023	2024	2023	2024
	N/A	N/A	\$111,080	\$0
Positions affected:	No. of Positions		Total FTE Change	
	2023	2024	2023	2024
	0	0	0	0

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?
 The potential impact of not implementing the legislation is large with potential delay in a major transportation project and costly retrofit of a more expensive retaining wall design, modifications to a major transportation plan, and potential litigation by and for WSDOT to obtain the necessary property rights. Additionally, the City would not receive \$111,080.00 for the easement property rights and quitclaim deed access rights.

3.a. Appropriations

 This legislation adds, changes, or deletes appropriations.

3.b. 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	2023 Revenue	2024 Estimated Revenue
Finance and Administrative Services Fund (50300)	FAS	Property Easement Sale	\$111,080	\$0
TOTAL			\$111,080	\$0

Revenue/Reimbursement Notes:
 The revenues in the table above will be deposited into the FAS Fund. A portion of these revenues were assumed in the development of the 2023 Adopted Budget and FAS rates.

3.c. Positions

— This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

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

This legislation will temporarily affect the Seattle Fire Department (SFD) which uses the fire station during the construction of the retaining wall. SFD is in support of this legislation.

b. Is a public hearing required for this legislation?

No public hearing is required, although numerous public meetings regarding the WSDOT SR 520 project have been held.

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

No publication is required for this legislation.

d. Does this legislation affect a piece of property?

This legislation affects a piece of property. A map 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?

This legislation does not modify any material item that would be visible to the general public. Any delay in implementing the legislation may affect the timing of the larger transportation project which may impact all communities including vulnerable or historically disadvantaged communities.

f. Climate Change Implications

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

No

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 either way.

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 does not include any new City initiative or major programmatic expansion.

Summary Attachments:

Summary Attachment 1 – Map of Fire Station 22 Easement and Access Rights