

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Seattle Public Utilities	Bryan Solemsaas	Akshay Iyengar

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Seattle Public Utilities; authorizing the acquisition of certain real property rights by negotiation or eminent domain (condemnation) of two parcels of land (Properties) identified as King County Parcel Number 4265700090 and King County Parcel Number 4265700085, both located at South Director Street; authorizing the General Manager and Chief Executive Officer of Seattle Public Utilities or designee to execute all documents and take other necessary actions to complete both Properties' fee acquisition; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation: This ordinance would authorize Seattle Public Utilities to acquire by willing sale or condemnation two parcels of land in the Rainier Beach neighborhood for the Wastewater Pump Station 4 (PS 4) Replacement Project (C601077). The existing PS 4 does not have adequate capacity to handle projected sewer flows from anticipated redevelopment within the sewer basin, which is within the Rainier Beach Residential Urban Village, where high density redevelopment is planned. The PS 4 replacement project will build a new, permanent pump station to maintain SPU's service level for this sewer basin.

The two parcels are being sold together for the appraised value of \$760,000 and the cost will be absorbed in existing SPU budget.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No

The project budget has funds set aside for property acquisition and they are sufficient to pay the cost of these properties.

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

No

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

SPU has governance authority to purchase the identified parcels at fair market value with funds from the Drainage and Wastewater Fund.

Please describe any financial costs or other impacts of *not* implementing the legislation.

The Pump Station 4 Replacement Project will not be able to move forward without the acquisition of this property. If this project cannot move forward, there is risk of pump station failure and/or Sanitary Sewer Overflow due to future projected sewer flows from anticipated redevelopment within the sewer basin of PS 4.

Please describe how this legislation may affect any City departments other than the originating department.

N/A

4. OTHER IMPLICATIONS

a. Is a public hearing required for this legislation?

No

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

Yes. Under RCW 8.25.290, the City is required to publish notice of this action in both the Daily Journal of Commerce and the Seattle Times newspaper.

c. Does this legislation affect a piece of property?

Yes.

d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.

The PS 4 replacement project is located in the highest racial and social equity composite index priority area. Acquisition of this parcel allows for the replacement of PS 4, which is directly tied to the City's Comprehensive Plan for growth of urban villages.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.

A Racial Equity Toolkit was not developed for this project. However, the project team met with EJSE staff to consult on the necessary level of racial and service equity

analysis. Below is a summary of the key findings of equity planning that was required as part of Options Analysis development.

- Should Drainage and Wastewater rate payers or the developers pay for the new pump station?
- Should the City establish a latecomer's agreement with developers in this basin? How can this project coordinate with and work with Developers to complete this project with financial contribution?
- Above grade elements of the pump station should be integrated into the aesthetics of the community.
- Noise mitigation and odor control should be included within the project design to mitigate long-term community impacts.
- Explore opportunities to incorporate community benefits (trees and plantings, art, etc.) within the project.
- Can non-City employees use the EV charging station?

iii. What is the Language Access Plan for any communications to the public?

The Project's community engagement plan will be in alignment with the Office of Immigrants and Refugee Affairs' language access best practices.

e. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.

Given this is a replacement project, pump station operations are not expected to materially affect carbon emissions.

ii. 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.

The Wastewater Pump Station 4 Replacement project will improve the City's ability to accommodate higher peak stormwater flows from climate change. Additionally, while not a primary factor in selecting the private parcel option, the recommended approach offers potential climate change mitigation opportunities through community-centered enhancements. These enhancements, such as expanding open spaces and green spaces, could help reduce the heat island effect associated with redevelopment along S Director Street.

f. 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)? What mechanisms will be used to measure progress towards meeting those goals?

N/A

- g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

N/A

5. ATTACHMENTS

Summary Attachments:

Summary Exhibit A – Area Map