

**CITY OF SEATTLE**  
**ORDINANCE** 127378  
**COUNCIL BILL** 121138

AN ORDINANCE relating to Seattle Public Utilities; authorizing the General Manager/CEO of Seattle Public Utilities or designee to acquire by negotiation or eminent domain (condemnation) a parcel of land in Seattle, for utility purposes identified as King County Parcel Number 152504-9010 located at 4000 NE 41st St. and to execute, accept, and record deeds, conveyance documents, and agreements deemed by the General Manager/CEO to be necessary to this transaction on behalf of the City; placing the real property under the jurisdiction of Seattle Public Utilities; authorizing payment of all other costs associated with the acquisition; amending Ordinance 127362, which adopted the 2026 Budget including the 2026-2031 Capital Improvement Program; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

WHEREAS, Seattle Public Utilities (SPU) owns, maintains, and operates a system of sanitary sewerage, stormwater and surface water drainage as part of its drainage and wastewater system; and

WHEREAS, under the Washington State Hydraulic Code, administered by the Washington Department of Fish and Wildlife (WDFW), certain types of streams, culverts, and pipe storm drains maintained by SPU must be made fish passable when they are repaired or replaced; and

WHEREAS, SPU owns a pipe storm drain (PSD) located on the privately-owned property that contains a segment of Yesler Creek which does not meet the established WDFW fish passage standard; and

WHEREAS, SPU determined it will need additional property rights to comply with WDFW fish passage requirements; and

WHEREAS, SPU also determined the fee acquisition of this privately-owned property is suitable for, and needed to, construct and operate stormwater control facilities and for other utility or general municipal purposes; and

1 WHEREAS, following the acquisition of the property, SPU will undertake capital projects to  
2 make the stormwater pipe fish passable and to construct other on-site stormwater control  
3 facilities; and

4 WHEREAS, SPU will engage in a multi-year process to work with the community, Tribes, and  
5 resource agencies to determine the best way to daylight the creek, elongate its path  
6 through the property, and restore the 100-year floodplain and adjacent buffer areas; and

7 WHEREAS, SPU will coordinate with downstream property owners as it connects the creek to  
8 the downstream outlet at Yesler Swamp; and

9 WHEREAS, RCW 8.12.030, 35.67.020, and 35.92.020 authorize The City of Seattle to purchase  
10 or condemn property for utility or general municipal purposes; NOW, THEREFORE,

11 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

12 Section 1. Public convenience and necessity require the property identified in the records  
13 of the King County Assessor as Parcel Number 152504-9010, situated in the City of Seattle,  
14 County of King, State of Washington, together with all rights, privileges, and other property  
15 thereto, legally described and depicted in Attachment 1 of this ordinance to be acquired through  
16 negotiation or eminent domain (condemnation), for public utility purposes.

17 Section 2. The General Manager/CEO of Seattle Public Utilities or designee is authorized  
18 on behalf of the City to negotiate and to enter into agreements to acquire the real property in  
19 Section 1 of this ordinance and, upon payment of just compensation, to accept and record deeds  
20 and other necessary instruments on behalf of the City; to provide relocation assistance to the  
21 extent required by law to the occupants of the properties; and to enter into agreements with the  
22 existing owners and tenants as needed to facilitate the successful acquisition of the properties.

1           Section 3. The Seattle City Attorney is authorized to commence and prosecute  
2 proceedings in the manner provided by law to condemn, take, damage, and appropriate in fee  
3 simple the real property or other property rights described in Section 1 of this ordinance, after  
4 just compensation has been made or paid into court for the owners thereof in the manner  
5 provided by law. The Seattle City Attorney is further authorized to enter into a stipulation  
6 agreement for the purpose of minimizing damages.

7           Section 4. To pay for necessary capital costs and expenses incurred or to be incurred in  
8 2026, but for which insufficient appropriations were made due to causes that could not  
9 reasonably have been foreseen at the time of making the 2026 Budget, appropriations in the 2026  
10 Adopted Budget and project allocations in the 2026-2031 Adopted Capital Improvement  
11 Program are increased as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	CIP Project Name/ID	CIP Project Appropriation Change (\$)
1.1	Seattle Public Utilities	Drainage & Wastewater Fund (44010)	Drainage and Wastewater Infrastructure (BC-SU-C390B)	Citywide Programs (MC-SU-C3901)	\$9,200,000
<b>Total</b>					<b>\$9,200,000</b>

12           Section 5. The real property, when acquired by the City, shall be placed under the  
13 jurisdiction of Seattle Public Utilities and designated for utility purposes.

14           Section 6. If Seattle Public Utilities determines, after completing its plans for making the  
15 segment of Yesler Creek fish passable, that any part of the real property in Section 1 of this  
16 ordinance is surplus, Seattle Public Utilities will first conduct a process to determine if the  
17 surplus property is needed for other City purposes. Seattle Public Utilities will provide public

1 notice, conduct community outreach to nearby residents, property owners, and community  
2 groups. Seattle Public Utilities will also conduct public hearings pursuant to RCW 35.94.040.

3 Section 7. Any act consistent with the authority of this ordinance taken after its passage  
4 and prior to its effective date is ratified and confirmed.

5 Section 8. This ordinance shall take effect as provided by Seattle Municipal Code  
6 Sections 1.04.020 and 1.04.070.

7 Passed by a 3/4 vote of all the members of the City Council the 16th day of  
8 December, 2025, and signed by me in open session in authentication of its  
9 passage this 16th day of December, 2025.

10 Sara D. Sefer

11 President \_\_\_\_\_ of the City Council

12  Approved /  returned unsigned /  vetoed this 22nd day of December, 2025.

13 Bruce A. Harrell

14 Bruce A. Harrell, Mayor

15 Filed by me this 22nd day of December, 2025.

16 Scheereen Dedman

17 Scheereen Dedman, City Clerk

18 (Seal)

Gerry Caruso / Brian Goodnight  
SPU Talaris Property Acquisition ORD  
D2a

- 1      Attachments:
- 2      Attachment 1 – Legal Description of Parcel Number 152504-9010

ATTACHMENT 1

Legal Description of Parcel Number 152504-9010

That portion of Government Lot 2 and of the Northeast Quarter of the Northwest Quarter of Section 15, Township 25 North, Range 4 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 4, Block 3, Town of Yesler, according to the plat thereof, recorded in volume 2 of plats, page 180, in King County, Washington;

Thence Easterly along the production of the Southerly line of said Lot 4 to an intersection with a line parallel with and 30.00 feet Easterly of, measured at right angles to, the Easterly line of 38th Avenue Northeast (formerly Wilkes Street), as shown on said plat and the True Point of Beginning;

Thence Southerly along the Easterly line of a strip of land deeded to the City of Seattle, by deed recorded under recording number 3078749, records of said county, following a curve to the right having a radius of 100.00 feet to an intersection with a line parallel with and 20.00 feet Easterly of, measured at right angles to, the Easterly line of said 38th avenue Northeast;

Thence continuing on the Easterly line of said deeded strip, Southerly along said parallel line to an intersection with the Northerly line of East 41st Street as condemned under King County Superior Court Cause Number 81242, as provided by Ordinance Number 26926 of the City of Seattle;

Thence Easterly along said Northerly line to the Westerly line of Laurelhurst, an Addition to the City of Seattle, according to the plat thereof, recorded in volume 14 of plats, page 15, in King County, Washington;

Thence Northerly along said Westerly line to the Southerly line of North Laurelhurst Park, according to the plat thereof, recorded in volume 35 of plats, page 36, in King County, Washington;

Thence South 89°31'32" West along said Southerly line 334.56 feet to the Southwest corner of said North Laurelhurst Park;

Thence South 0°26'03" East 29.00 feet;

Thence South 89°31'32" West parallel with the Southerly line of East 45th Street, 374.79 feet;

Thence North 0°26'03" West 22.31 feet, more or less, to a point from which the true point of beginning bears North 89°00'00" West;

Thence North 89°00'00" West 193.45 feet to the True Point of Beginning.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.