

**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**  
**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City’s needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to The City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

..body

WHEREAS, by Resolution 31424, the City Council requested that the City Light Department (“City Light”) conduct additional studies to consider and make recommendations for the appropriate disposition of City Light surplus properties, and adopted improved procedures for such studies; and

WHEREAS, City Light has conducted a study of nine of its former substation surplus properties, six in West Seattle, one in the City of SeaTac, one in the City of Burien, and one in the Rainier Valley (the “Study Properties”), and as part of this study notice of availability of the Study Properties was circulated to other City departments and other public jurisdictions offering them the first opportunity to acquire these properties for public use; and

WHEREAS, City Light consulted with the Department of Neighborhoods (DON) and three DON Neighborhood District Councils to obtain advice on community outreach, and

1 offered to meet with individual neighborhood groups expressing interest in the Study  
2 Properties; and

3 WHEREAS, City Light has attended community meetings in West Seattle, the Delridge and  
4 Highland Park neighborhoods, and the Rainier Valley to discuss the Study Properties, has  
5 mailed notices to nearby owners and residents, has posted notices advising citizens of the  
6 meetings and inviting public comment on the Study Properties, and has provided  
7 information and solicited comments through the City Light website, all in accordance  
8 with the procedures set forth in Resolution 31424; and

9 WHEREAS, representatives of the Seattle Department of Parks and Recreation attended  
10 community meetings to discuss park use, and representatives of the Department of  
11 Planning and Development attended meetings to answer questions about development  
12 under current zoning; and

13 WHEREAS, in those instances in which public comments obtained through community meetings  
14 suggested that any of the Study Properties should be used for a non-utility City purpose,  
15 the City department responsible for such purpose was requested to reconsider its earlier  
16 determination, and in each such instance the reviewing City department determined that  
17 the property was not appropriate for the suggested purpose; and

18 WHEREAS, one of the Study Properties, the former Wabash Substation, has been transferred to  
19 Seattle Public Utilities by Ordinance No. 124697 for water, drainage and other utility  
20 purposes; and

1 WHEREAS, King County has expressed interest in acquiring the former White Center  
2 Substation property, and The City of Burien has expressed interest in purchasing the  
3 former Ambaum Substation property, both for public purposes; and

4 WHEREAS, members of the community have expressed interest in acquiring some or all of the  
5 Study Properties for preservation as open space and, although none of these properties  
6 meet City criteria for park acquisitions, City Light recommends that community-based  
7 non-profit organizations be given an opportunity to acquire the former Dakota,  
8 Fautleroy, and Delridge Substations for public open space;

9 WHEREAS, members of the Highland Park community have expressed an interest in seeing the  
10 former Dumar Substation site rezoned for commercial use to facilitate development of a  
11 commercial hub in their neighborhood, City Light recommends that the City pursue a  
12 rezone; and

13 WHEREAS, it is in the best interest of the City and the general public to sell eight of the Study  
14 Properties and for the proceeds of sale to be used to benefit the utility; NOW,  
15 THEREFORE,

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

17 Section 1. The City of Seattle approves the steps taken as documented in the report by  
18 Seattle City Light on the Southwest Seattle Surplus Property Disposition Study, which is  
19 included in Clerk File \_\_\_\_\_ 319458, as alternative procedures to those adopted by  
20 Resolution Nos. 29799 and 30862, to evaluate and determine the appropriate disposition for the  
21 following described properties in King County, Washington:

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**(i) Former Ambaum Substation; 1006 SW 144<sup>th</sup> Street; Burien, WA 98166**

Lot 10, Block 14, Linde and Hill Park No. 3, according to the plat thereof recorded in Volume 45 of Plats, Page 60, records of King County, Washington, less the Northerly 45 feet of said Lot 10, together with all covenants, conditions, and restrictions of record. (KC Tax Parcel No. 433140-0050; SCL PM No. 230418-3-301)

The fair market value for the Former Ambaum Substation property, based on the most recent appraisal, is \$79,000.

**(ii) Former Andover Substation; 2100 SW Andover Street; Seattle, WA 98106**

The East 60 feet of Lots 25 and 26, and all of Lots 27 and 28, Block 3, Gottstein's First Addition to West Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page 68, records of King County, Washington. (KC Tax Parcel No. 284870-0515; SCL PM No. 240313-1-301)

The fair market value for the Former Andover Substation property, based on the most recent appraisal, is \$350,000.

**(iii) Former Dakota Substation; 4918 SW Dakota Street; Seattle, WA 98116**

Lots 21, 22, 23, and 24, Block 6, Wardall Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 17 of Plats, Page 57, records of King County, Washington; except the North 11 feet of said Lot 21. (KC Tax Parcel No. 916110-0711; SCL PM No. 240314-3-302)

The fair market value for the Former Dakota Substation property, based on the most recent appraisal, is \$530,000.

**(iv) Former Delridge Substation; 5601 23<sup>rd</sup> Avenue SW; Seattle, WA 98106**

Lot 1, Block 12, Homecroft Addition to the City of Seattle, according to the plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington. (KC Tax Parcel No. 343850-0360; SCL PM No. 240324-4-301)

1 The fair market value for the Former Delridge Substation property, based on the most recent  
2 appraisal, is \$80,000.

3 **(v) Former Dumar Substation; 1605 SW Holden Street; Seattle, WA 98106**

4 Lots 1 and 2, Block 9, Dumar Division No 2, according to the plat thereof recorded in  
5 Volume 23 of Plats, Page 9, records of King County, Washington;  
6 Except that portion thereof described in Ordinance 104519 as follows:  
7 Beginning at the Southeast corner of said Lot 2; thence North 00°17'11" East along the  
8 East line of said Lots 80.01 feet to the Northeast corner of said Lot 1; thence North  
9 89°49'58" West along the North line of said Lot 1 a distance of 28.02 feet to a point of  
10 curve; thence Southeasterly along a curve to the right, having a radius of 14 feet, an arc  
11 distance of 21.46 feet to a point of tangency; thence South 02°00'21" East 66.58 feet to the  
12 South line of said Lot 2; thence South 89°49'56" East along said South line 11.34 feet to  
13 the beginning; together with all covenants conditions and restrictions of record.  
14 (KC Tax Parcel No. 211320-0005; SCL PM No. 240325-4-301)  
15

16 The fair market value for the Former Dumar Substation property, based on the most recent  
17 appraisal, is \$180,000.

18 **(vi) Former Fauntleroy Substation; 4520 SW Brace Point Drive; Seattle, WA 98136**

19 That portion of Lot 8, Block 12, Fauntleroy, according to the plat thereof recorded in  
20 Volume 20 of Plats, Page 63, in King County, Washington, lying Northwesterly of a line  
21 parallel with and 65 feet Southeasterly from (measured at right angles) the Northwesterly  
22 line of said Block 12.  
23 (KC Tax Parcel No. 248720-1146; SCL PM No. 240335-3-301)  
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25 The fair market value for the Former Fauntleroy Substation property, based on the most recent  
26 appraisal, is \$245,000.

27 **(vii) Former Glendale Substation; 2423 S 132<sup>nd</sup> Street; SeaTac, WA 98168**

28 Parcel A:  
29 Per Statutory Warranty Deed, King County Recording Number 4839772  
30 The East 50 feet of the North 151 feet of that portion of the Southwest quarter of the  
31 Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County,  
32 Washington, described as follows:

1 Beginning at a point 30 feet East and 1,015 feet North of the center of said Section 16, and  
2 running thence North 302.2 feet; thence East 253 feet; thence South 302.2 feet; thence  
3 West 253 feet to the point of beginning.  
4 (Being known as the East 50 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden  
5 Tracts, according to the unrecorded plat thereof.)  
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7 Parcel B:

8 Per Statutory Warranty Deed, King County Recording Number 4869966  
9 The West 10 feet of the East 60 feet of the North 151 feet of that portion of the Southwest  
10 quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in  
11 King County, Washington, described as follows:  
12 Beginning as point 30 feet East and 1,015 feet North of the center of said Section 16, and  
13 running thence North 302.2 feet; thence East 253 feet; thence south 302.2 feet; thence West  
14 253 feet to the point of beginning.  
15 (Being known as the West 10 feet of the East 60 feet of the North 151 feet of Lot 9, Block  
16 1, Nichol's Garden Tracts, according to the unrecorded plat thereof.)  
17 (KC Tax Parcel No. 608240-0093; SCL PM No. 230416-1-301)  
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19 The fair market value for the Former Glendale Substation property, based on the most recent  
20 appraisal, is \$170,000.

21 **(viii) Former White Center Substation; 8820 9<sup>th</sup> Avenue SW; Seattle, WA 98106**

22 That portion of Section 31, Township 24 North, Range 4 East, W.M., in King County,  
23 Washington, described as follows:  
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25 Beginning at a point on the North and South center line and 270 feet South of the center of  
26 said Section 31; thence West parallel to the East and West center line of said Section 31, a  
27 distance of 285 feet to the East margin of 9<sup>th</sup> Avenue SW, produced south; thence South  
28 along said East margin of 9<sup>th</sup> Avenue SW produced south, a distance of 120 feet; thence  
29 East parallel to the East and West center line of said Section 31, a distance of 285 feet to  
30 the North and South center line of said Section 31; thence North along the North and  
31 South center line of said Section 31, a distance of 120 feet to the point of beginning;  
32 Except the South 65 feet thereof;  
33 Except that portion thereof for the widening of 9<sup>th</sup> Avenue SW as provided in City of  
34 Seattle Ordinance No. 38654;  
35 Except the East 30 feet thereof for 8<sup>th</sup> Avenue SW;  
36 And Except an easement for construction and maintenance of a sanitary sewer with  
37 necessary appurtenances as provided in City of Seattle Ordinance No. 106887.  
38

1 (Also known as Lots 7 and 24 and the North 15 feet of Lots 8 and 23, Block 101,  
2 Sherman’s Highland Park, according to the unrecorded plat thereof;  
3 Together with the alley adjoining;  
4 Except the South 65 feet thereof;  
5 Except that portion thereof for the widening of 9<sup>th</sup> Avenue SW as provided in City of  
6 Seattle Ordinance No. 38654;  
7 Except that portion thereof for the widening of 9<sup>th</sup> Avenue SW as provided in City of  
8 Seattle Ordinance No. 38654;  
9 Except the East 30 feet thereof for 8<sup>th</sup> Avenue SW;  
10 And Except an easement for construction and maintenance of a sanitary sewer with  
11 necessary appurtenances as provided in City of Seattle Ordinance No. 106887).  
12 (KC Tax Parcel No. 775050-0001; SCL PM No. 240431-3-301)  
13

14 The fair market value for the Former White Center Substation property, based on the most recent  
15 appraisal, is \$355,000.

16 Section 2. Pursuant to RCW 35.94.040 and after public hearing, the eight properties  
17 described in Section 1 of this ordinance (the “Properties”) are declared to be surplus to the City's  
18 needs and no longer required for providing continued public utility service or other municipal  
19 purpose.

20 Section 3. The General Manager and Chief Executive Officer of Seattle City Light (the  
21 “CEO”) or the CEO’s designee is authorized to offer the Former White Center Substation  
22 property, as described in Section 1 of this ordinance, for sale to King County for the appraised  
23 value of the property. If King County is unable or elects not to purchase the property, then the  
24 CEO or CEO’s designee is authorized to sell the property for fair market value by negotiated  
25 sale, or through a brokered sale to be managed by the City’s Department of Finance and  
26 Administrative Services ([FAS](#)), and to accept the best offer for the property.

27 Section 4. The CEO or CEO’s designee is authorized to offer the Former Ambaum  
28 Substation property, as described in Section 1 of this ordinance, for sale to the City of Burien for

1 the appraised value of the property. If the City of Burien is unable or elects not to purchase the  
2 property, then the CEO or the CEO's designee is authorized to sell the property for fair market  
3 value by negotiated sale, or through a brokered sale to be managed by ~~the City's Department of~~  
4 ~~Finance and Administrative Services~~FAS, and to accept the best offer for the property.

5 Section 5. The CEO or the CEO's designee is authorized to offer the Former Fauntleroy  
6 and Delridge Substation properties, as described in Section 1 of this ordinance, for sale to a  
7 community-based non-profit organization, for preservation as public open space in perpetuity,  
8 for the appraised value of the properties. If no community-based non-profit organization is able  
9 to purchase either of these properties within one year of the effective date of this ordinance, then  
10 the CEO or the CEO's designee is authorized to sell such property for fair market value by  
11 negotiated sale, or through a brokered sale to be managed by ~~the City's Department of Finance~~  
12 ~~and Administrative Services~~FAS, and to accept the best offer for the property.

13 Section 6. The CEO or the CEO's designee is authorized to sell the Former Andover,  
14 ~~Dakota, Dumar,~~ and Glendale Substations, as described in Section 1 of this ordinance, for fair  
15 market value by negotiated sale, or through brokered sales to be managed by ~~the City's~~  
16 ~~Department of Finance and Administrative Services~~FAS, and to accept the best offers for the  
17 Properties.

18 Section 7. The CEO or the CEO's designee is authorized to transfer jurisdiction of the  
19 Former Dumar Substation, as described in Section 1 of this ordinance, to FAS for fair market  
20 value or \$180,000, whichever is greater, and the Director of FAS, or the director's designee, is  
21 authorized to accept jurisdiction. The Director of FAS, or the Director's designee, is authorized



1 to offer the property for sale no earlier than two years after the effective date of this ordinance for fair  
2 market value by negotiated sale or through a brokered sale, and to accept the best offer for the property.

3 Section 8. The CEO or the CEO's designee is authorized to transfer jurisdiction of the  
4 Former Dakota Substation, as described in Section 1 of this ordinance, to FAS for fair market  
5 value or \$530,000, whichever is greater, and the Director of FAS, or the director's designee, is  
6 authorized to accept jurisdiction. The Director of FAS, or the Director's designee, is authorized  
7 to offer the property for sale to a community-based non-profit organization, for preservation as  
8 public open space in perpetuity, for the appraised value of the property. If no community-based  
9 non-profit organization is able to purchase the property within two years of the effective date of  
10 this ordinance, then the Director or the Director's designee is authorized to sell such property for  
11 fair market value by negotiated sale or through a brokered sale, and to accept the best offer for  
12 the property.

13 Section 79. The CEO or the CEO's designee is authorized to negotiate purchase and sale  
14 agreements and execute all necessary and desirable documents to accomplish the sale and  
15 transfer the Study Properties to the selected purchasers.

16 Section 810. Proceeds from the sales authorized by this ordinance shall be deposited in  
17 the City Light Fund (41000).

18 Section 911. This ordinance shall take effect and be in force 30 days after its approval by  
19 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
20 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

21 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2015, and  
22 signed by me in open session in authentication of its passage this

Dave Barber/Tony Kilduff  
SCL Southwest Seattle Surplus Property Disposition ORD  
~~June 15, 2015~~  
#D23

1 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

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Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

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Edward B. Murray, Mayor

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Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

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Monica Martinez Simmons, City Clerk

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16 (Seal)