



SW SURPLUS PROPERTIES ORDINANCE

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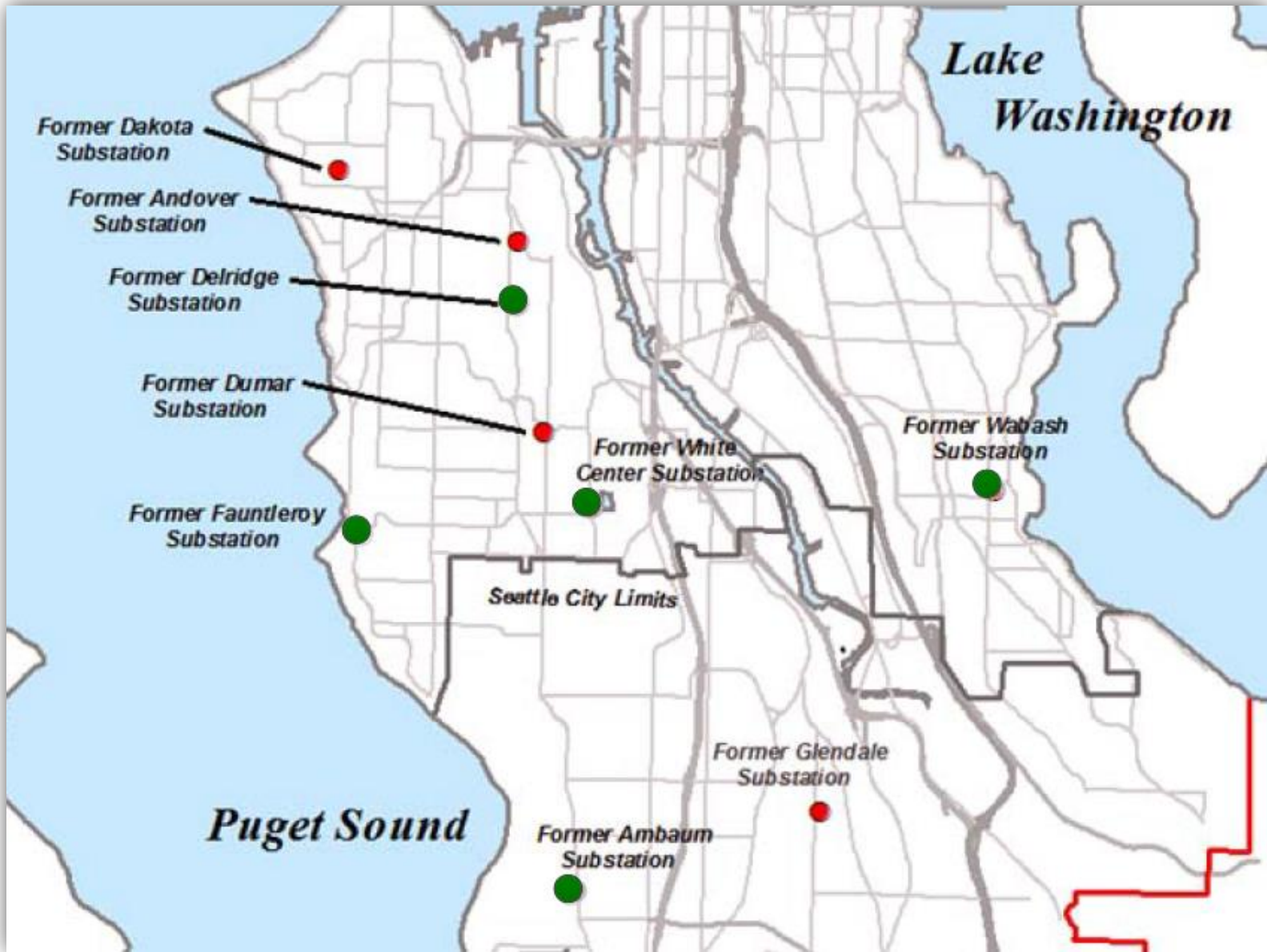


SW SURPLUS PROPERTIES ORDINANCE

- Southwest Surplus Property Disposition Study
 - 9 former substation properties, 6 in West Seattle, 1 in the Rainier Valley, 1 in Burien and 1 in SeaTac
 - SCL followed the public outreach process laid out by Council
 - Outreach started in June 2013

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- First offered to other City Departments, then other public agencies
- Worked with DON to identify appropriate Community Councils and other interested groups
- 7 public meetings and 2 public hearings
- Mailings to nearby owners and tenants
- Signs on each property
- Additional meetings with interested parties



Former Substations in the Surplus Property Disposition Study

● Proposed for Public Ownership

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- Background on Disposition Process
 - In 2009, the City Council Energy and Technology Committee recommended the sale of surplus properties to raise revenue to help keep rates low
 - In 2011, Resolution 31317 requested City Light conduct a Surplus Property Disposition Pilot Project to test improved means for community outreach
 - Following the successful Pilot Project, Resolution 31424 requested that City Light use the same procedures for future studies

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- Improvements in the Disposition Procedures
 - Properties are grouped together geographically
 - Meetings and public hearings are held in the adjacent neighborhoods during evening hours
 - Parks and DPD attend meetings to answer community questions
 - Whenever comments are received about use by another City Department, City Light goes back to that department

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- Prior Review by other City Departments
 - SPU interested in the Former Wabash Substation – Transferred to SPU by separate ordinance
 - No other City Department interested in these properties
 - Parks Department determined none of the properties were appropriate for parks, they were not in areas called out by the gap analysis and/or did not meet minimum size

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- Community Comments Varied
 - Some concerned that high density development might be allowed
 - Some want parks or open green space, others opposed to parks
 - Some want property rezoned
 - Some want property sold for residential development

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- Declares the 8 remaining properties surplus
- Authorizes the sale of former White Center substation property (\$355,000) to King County
- Authorizes the sale of former Ambaum substation property (\$79,000) to Burien
- Provides community-based non-profit organizations up to one year to purchase former Fautleroy (\$245,000) and Delridge substation (\$80,000) properties
- Authorizes City Light in coordination with FAS to sell former Andover, Dakota, Dumar, and Glendale substation properties (\$1,230,000)
- Estimated revenue to SCL is approximately \$2 million total
- 4 of the 8 remaining properties proposed for public ownership