

# Acquisition Ordinance

Seattle City Council

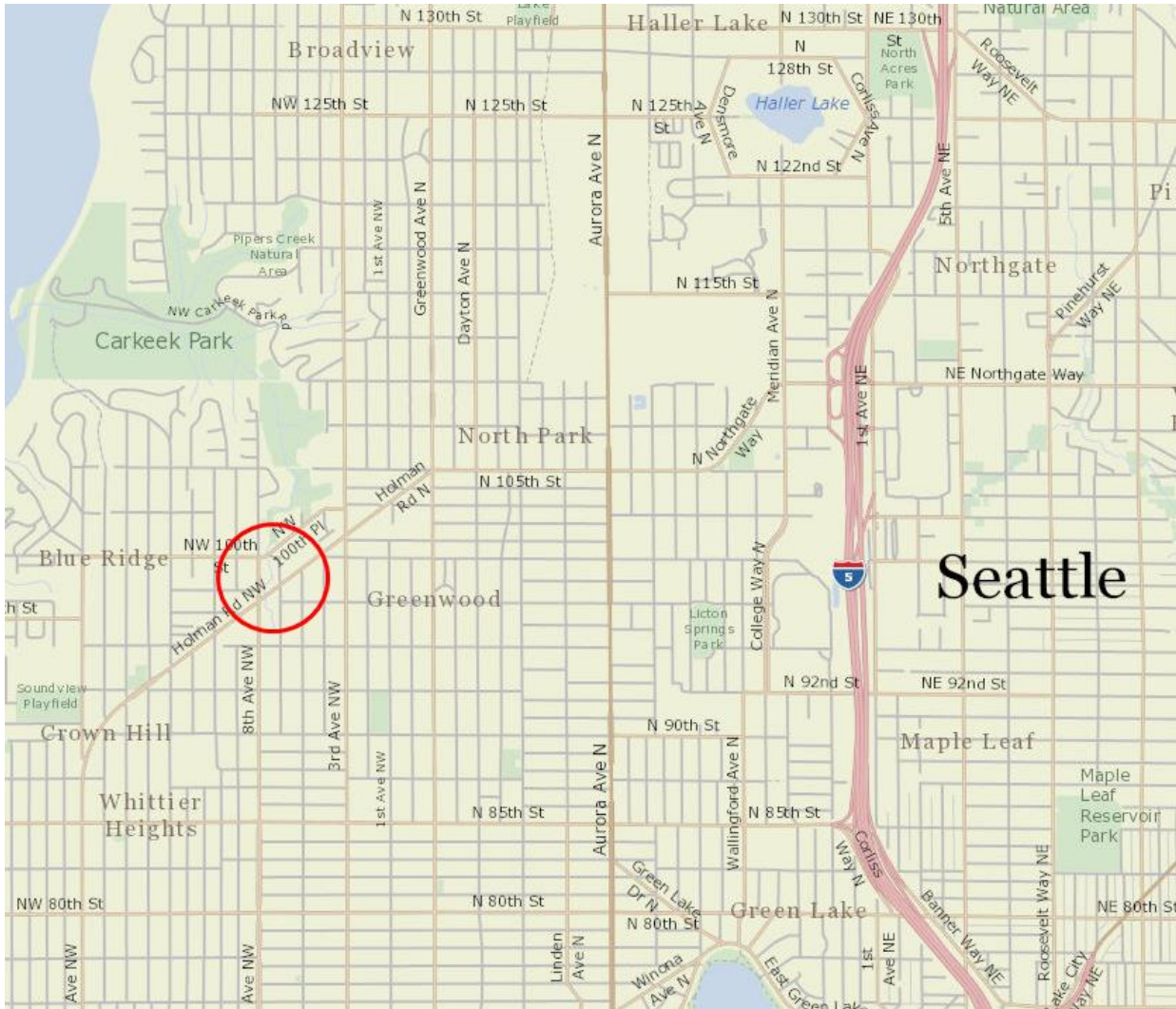
Parks, Public Utilities & Technology Committee

September 11, 2024

SPU Piper's Creek Land Acquisition

# Purpose of Legislation

- Authorization for Seattle Public Utilities to acquire two parcels of land in Northwest Seattle near Carkeek Park.
- The acquisition allows SPU to comply with Washington Dept. of Fish & Wildlife requirements for **fish passage** to repair & replace storm drain culverts in Piper's Creek.

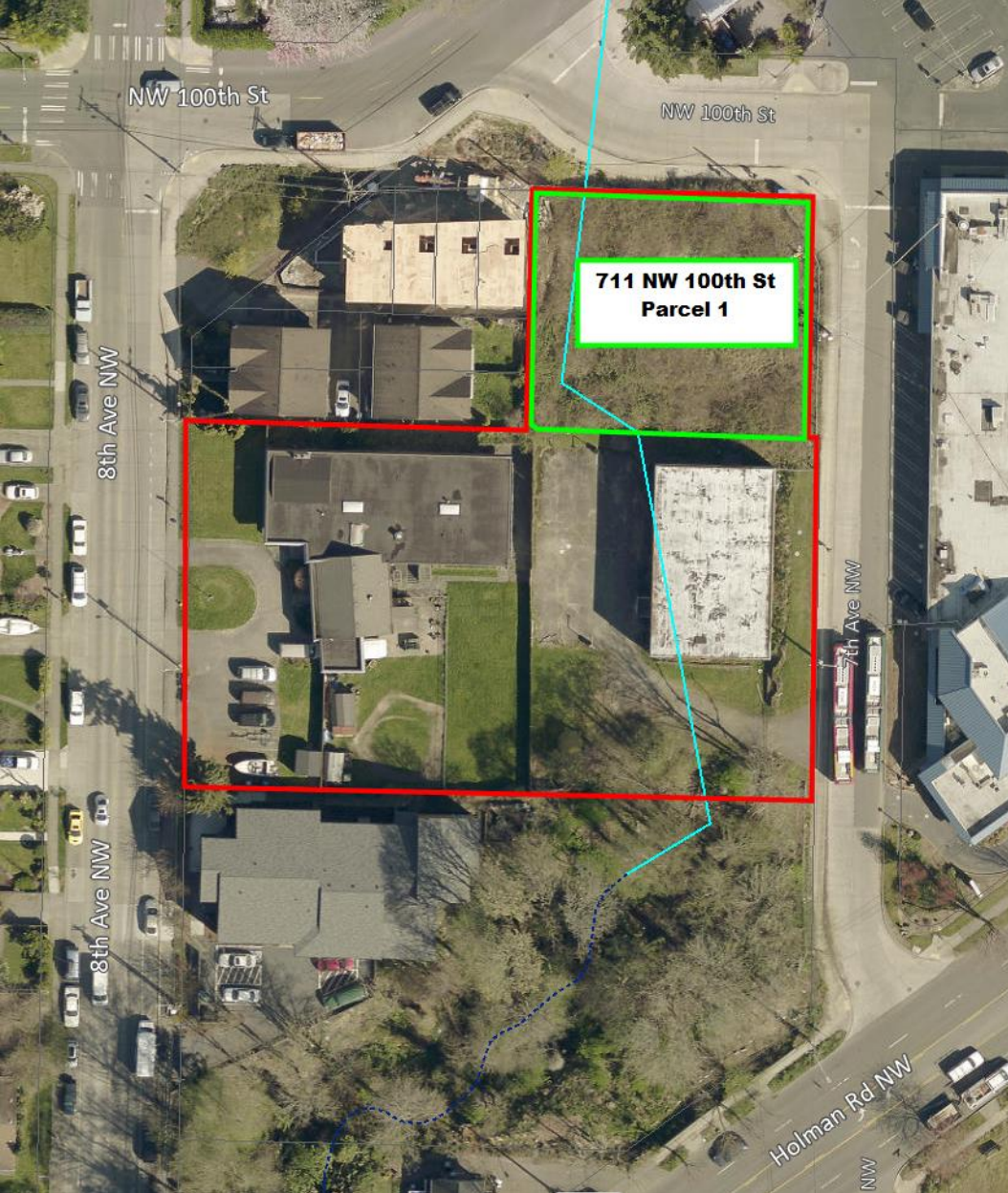


# Project Location

## Council District 5

Lead SPU Staff:  
Cristofer Horbelt  
Project Manager

Robert Gambill  
Sr. Real Property Agent

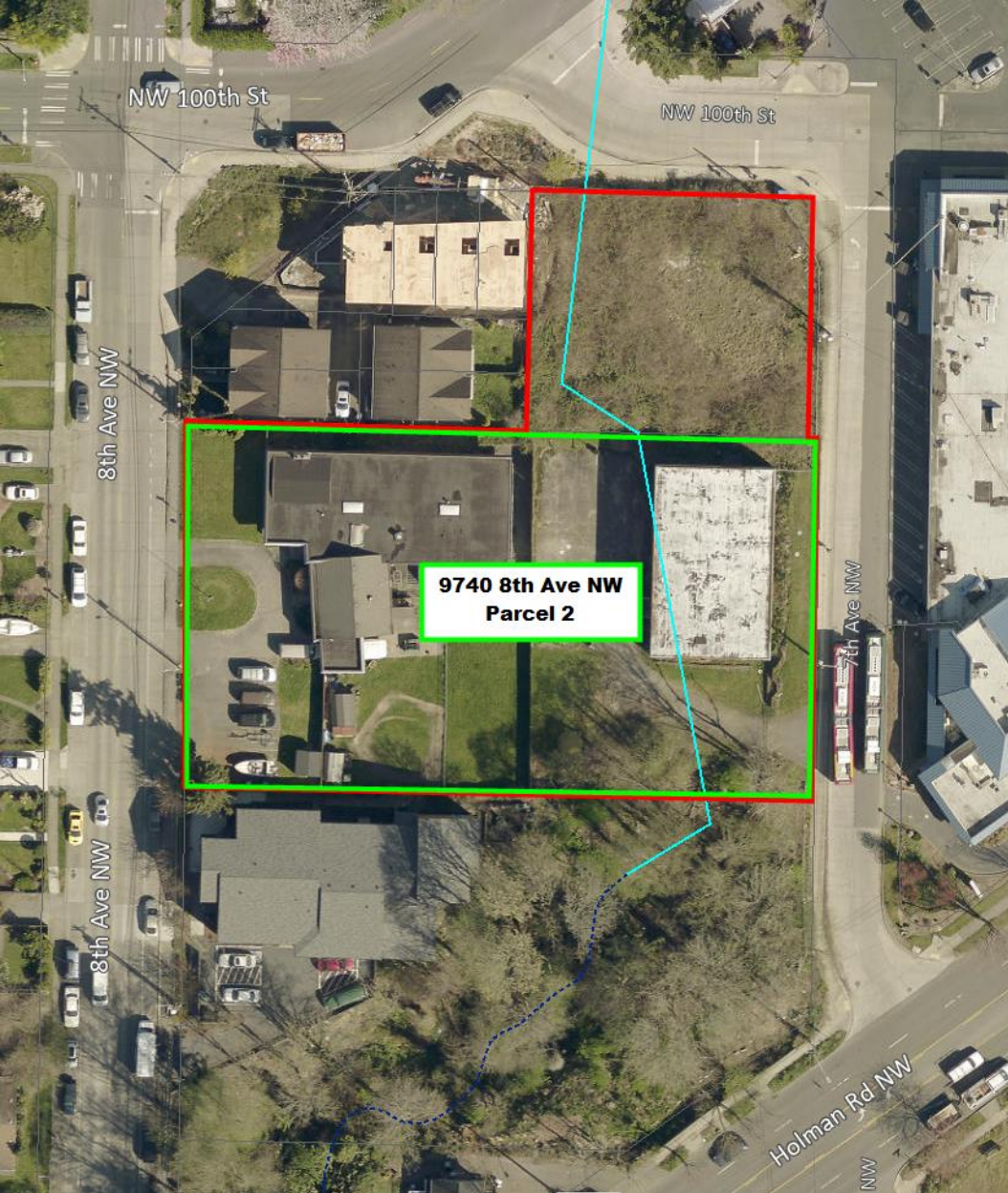


# Project Location

## Parcel #1

**711 NW 100<sup>th</sup> St**

currently owned by  
Siwadune Enterprises Inc.



# Project Location

## Parcel #2

**9740 8<sup>th</sup> Ave NW**

currently owned by

Carkeek Park Place 2021 LLC.



# Project Location

## Looking Northeast to Southwest

Pipers Creek runs  
through vacant parcel  
& back lot

# Project Description

## Shape Our Water - Planning Stage with SPU Drainage & Wastewater:

*Identify and sequence investments to improve water quality, performance, and resilience of Seattle's drainage and wastewater systems while maximizing community benefits*

SPU owns a storm drain in Piper's Creek on two privately-owned parcels that requires an increased footprint to be fish passable

WA Dept. Fish & Wildlife will require Piper's Creek be made fish passable if the 67-year-old storm drain fails

Timeframe for Pipers stream culvert replacement and site improvements will be established by SPU's **Shape Our Water** implementation plan

# Benefits of Legislation

## Reduced Acquisition Costs in 2024

- Parcel 2 Owner intends to develop site next year, which would increase acquisition cost

## Mitigate Local Drainage Issues

- Site suitable for SPU Storm Control & Water Treatment Facilities

## Open Space

- Parcels will add City open space

# Transaction Details

## Acquisition in Fee Title

\$9.1M Estimated cost of properties

- Parcel 1 ~ \$ 2.1M
- Parcel 2 ~ \$ 7.0M

Funds authorized by Ordinance 126995, 2024 Adopted Budget



# Questions?

Thank you

Gerry Caruso

Real Property Manager  
Seattle Public Utilities

[gerry.caruso@seattle.gov](mailto:gerry.caruso@seattle.gov)

