

Horizon Coach Line Site Property Acquisition

Seattle City Council
Seattle Public Utilities and Neighborhoods
Committee

Seattle
 Public
Utilities

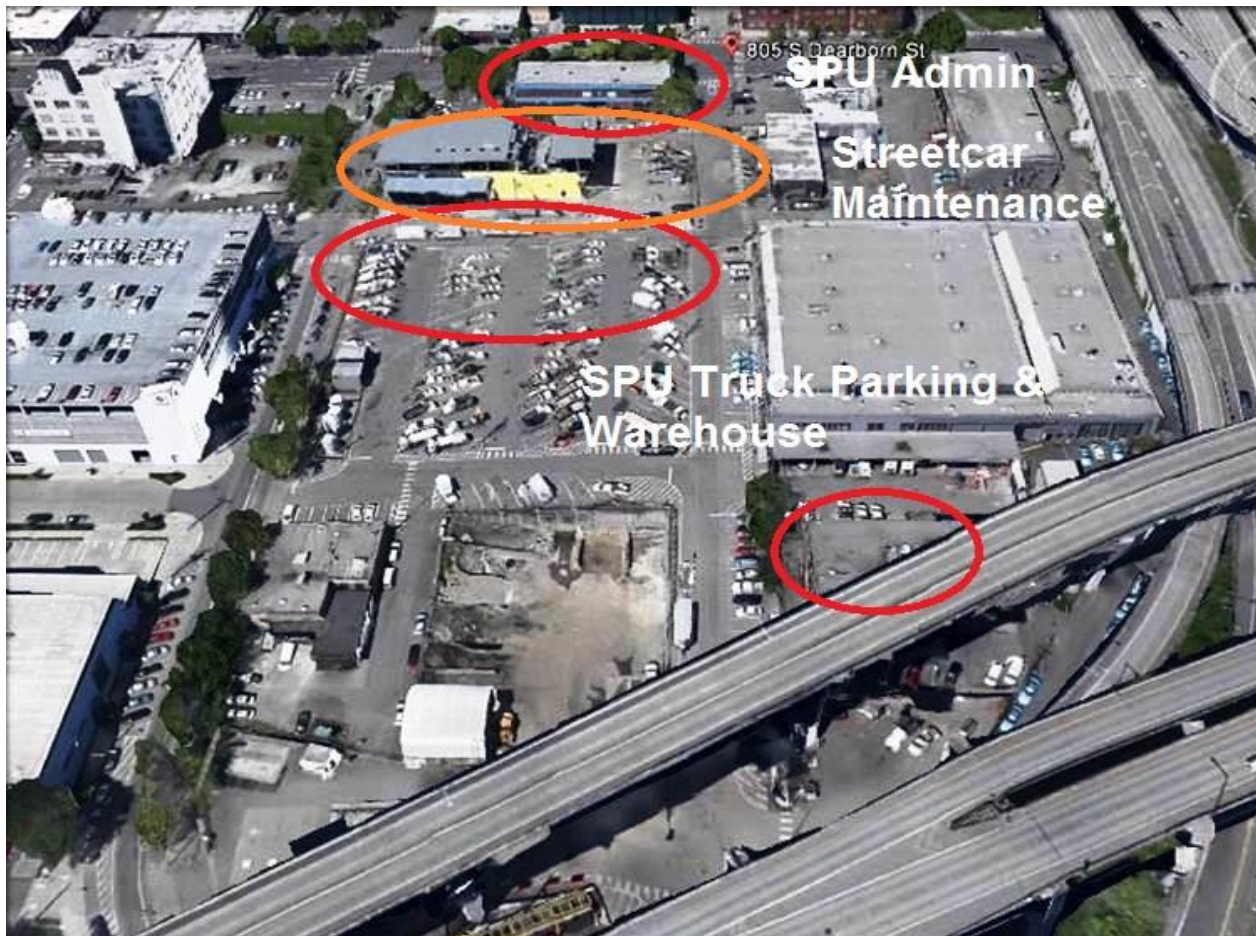
November 19, 2015

Drainage & Wastewater Field Operations

- Drainage & Wastewater Systems Maintenance is a 24/7 X365 days-a-year operation
- Provides emergency response during storm events and routine operations and maintenance
- 100 field employees
- Must increase sewer cleaning, inspection and sewer repair to reduce sewer overflows
- Horizon Site has adequate building and parking space to best meet DWW Operations needs

Current Operations Complex

Charles Street Yard



Current Operations Complex

Charles Street Yard



Compact parking restricts vehicle mobility



Streetcar maintenance building interrupts crew operations



Relocated material storage increases truck loading times

Current Operations Complex

- ❑ Shared with **SPU, FAS, SDOT & DEA Consumer Affairs Unit**
- ❑ Inadequate and below standard crew quarters and building space. No room for expansion
- ❑ Inadequate exterior space for large equipment parking and materials storage
- ❑ Possible SDOT streetcar expansion would further reduce space at Charles Street
- ❑ Negative impacts of streetcar maintenance facility on crew operations & vehicle parking

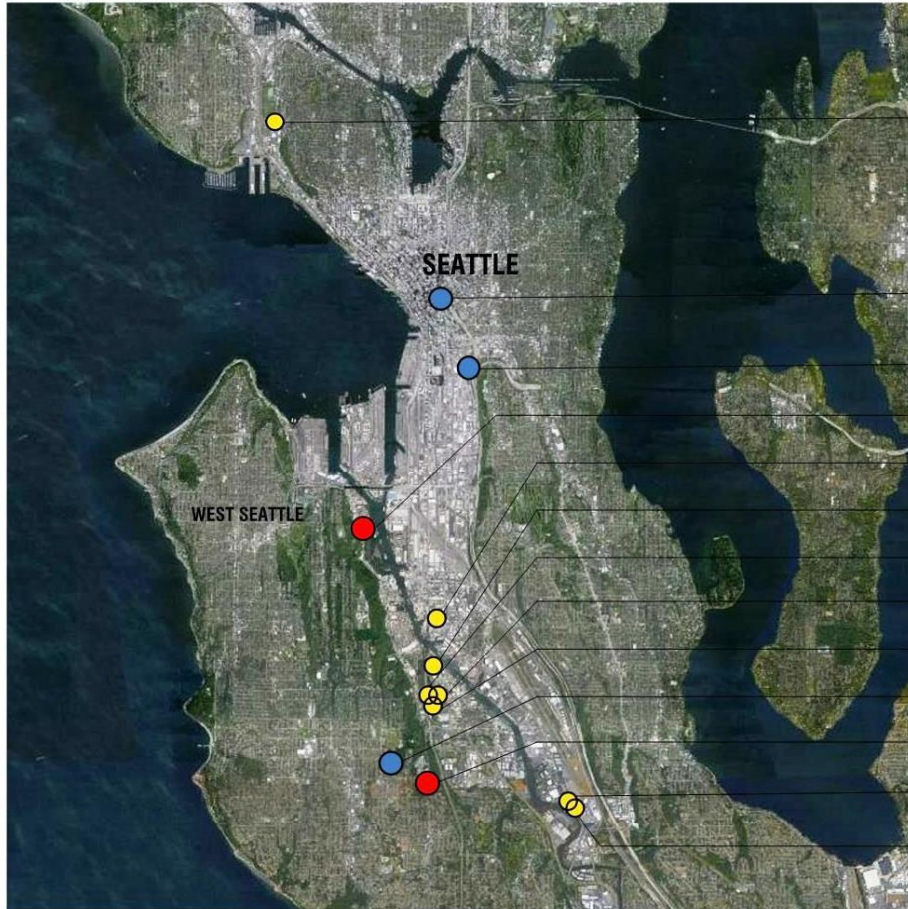
Space Needs

- Yard Space: 231,500 SF
 - Space for 105 vehicles and 40-foot boat and trailer space
- Employee Support: 33,050 SF
 - Office, dispatch, crew locker and restrooms, drying room, closed-circuit TV lab, tool repair, truck garage and workshop areas
- Total Program Requirement: 5.9 acres

Why Relocate?

- Out of space for crews & trucks
- Existing facility does not meet standards for health, wellness and safety
- Improve crew efficiencies by providing space for tool repair & decontamination, inspector video operations, vector truck garage and materials storage

Property Investigation & Analysis



PORT 106 PARCELS

SEATTLE MUNICIPAL TOWER (E)

CHARLES STREET FACILITY (E)

HORIZON COACH LINES

STORAGE YARD

NORTHWEST CENTER BUILDING

KENYON INDUSTRIAL PARK

FORMER SOUTH TRANSFER STATION

SOUTHPARK INDUSTRIAL TERMINAL

WEST SEATTLE DWW VACTOR DECANT FACILITY (E)

MYERS WAY

10254 E MARGINAL WAY S

FORMER UNITED GROCER

LEGEND

- EXISTING SPU FACILITIES
- SITES STUDIED FOR DWW SOUTH OF CENTER
- TEST-TO-FIT STUDIES FOR DWW SOUTH OF CENTER

Investigation and Analysis

- Initial: Investigation of leased and property for purchase: Husky Truck and Myers Way South sites
- Expanded Search:
 - Six acre plus properties near arterials
 - Industrial Zoning: small building & large area for vehicle parking
 - South of the downtown area
- Final Analysis:
 - Site size and arterial access
 - Program space needs and operational requirements
 - Feasibility for intended use
 - Site environmental conditions
 - Timeline to occupy and total project costs

Horizon Coach Site



- ❑ Meets SPU operational space program requirements
- ❑ Lead and petroleum products identified. Standard methods for clean up
- ❑ Tenant Improvements to meet employee housing standards and operational requirements
- ❑ 6.0 acres zoned for Industrial Use
- ❑ Timeline to occupy: 25 months

Benefits of Horizon Coach Site

- Proximity to West Seattle Bridge and North/South transportation corridors
- Proximity to West Seattle Vector Decant Yard
- Interior parking for vector decant trucks during the winter months to eliminate water freezing in tanks
- Existing building meets office & crew space needs
- Room for expansion
- Industrial zoning with industrial neighbors
- Fenced and secured area: 232,000 SF

Property Acquisition

- Letter of Intent to purchase: April 2015
- July 2015 appraisal: \$10.1M
- Owner's verbal asking price: \$16M
- Effort to acquire through negotiation
- Notice of Intent to Lease: August 2015
- Offer Letter: October 2015
- Informed Owner of Council Bill October 2015

Steps Remaining:

- Negotiate or condemn to acquire in 2016
- Implement design & permitting by early 2017
- Construct tenant improvements by mid 2017
- Move in and operational by late 2017

Legislation

Authorizing Seattle Public Utilities to lease or acquire by negotiation or condemnation land and all other necessary property rights located at 4500 West Marginal Way Southwest.