

## SUMMARY and FISCAL NOTE

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
Seattle Department of Transportation (SDOT)	Amy Gray	Christie Parker

### 1. BILL SUMMARY

**Legislation Title:**

A RESOLUTION granting conceptual approval to install, maintain, and operate a below-grade private thermal energy exchange system under and across Boren Avenue North, north of Denny Way; as proposed by Onni Boren Ave Seattle LLC, as part of the construction of 121 Boren Avenue North, in the South Lake Union neighborhood.

**Summary and Background of the Legislation:** This resolution grants conceptual approval for a new below-grade private thermal energy exchange system and outlines certain conditions for obtaining permission to construct the energy exchange system. After this resolution is adopted, SDOT will submit a draft term permit ordinance specifying all of the permit conditions to the City Council.

The thermal heat exchange system connects two buildings with an energy plant that provides heating and cooling to 2,500 residential units and 750,000 square feet of commercial uses. Chilled and heated water pipes will run through a utility tunnel connecting the residential units and commercial space to a central plant located at 1120 Denny Way. City Council approved a private utility connection under John Street between Boren Avenue and Fairview Ave North by Ordinance 126135 in 2020. This is the final connection for the planned thermal heat exchange system, and it supports reducing carbon emissions from being released to the atmosphere.

All of the buildings and the energy plant are owned by Onni Boren Ave LLC. SDOT reviewed the proposal against the following criteria in SMC 15.65.040.C: there is adequate clearance between the new utility tunnel for the thermal energy exchange system and other utilities; the construction review is at 60% conceptual approval; there will be no interruption with existing streetscape or other amenities; and there is no impact to traffic or pedestrian safety. This use cannot be accommodated on private property or at-grade.

### 2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?  Yes  No

### 3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City?  Yes  No

### 3.d. Other Impacts

**Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.**

No.

**If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.**

N/A

**Please describe any financial costs or other impacts of *not* implementing the legislation.**

No.

### 4. OTHER IMPLICATIONS

**a. Please describe how this legislation may affect any departments besides the originating department.**

N/A

**b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

Yes, the property located at 121 Boren Ave North

**c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

**i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

This legislation does not impact vulnerable or historically disadvantaged communities.

**ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

**iii. What is the Language Access Plan for any communications to the public?**

N/A

**d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

This legislation will decrease carbon emissions by capturing waste heat and circulating it through the two buildings.

- ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This legislation will increase Seattle’s resiliency to climate change by reducing carbon emissions into the atmosphere.

- e. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

N/A

**5. CHECKLIST**

- Is a public hearing required?
- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?
- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?
- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?

**6. ATTACHMENTS**

**Summary Attachments:**

Summary Attachment A – Onni Utility Tunnel Area Map