Acquisition Ordinance

Seattle City Council
Parks, Public Utilities & Technology Committee
December 10, 2025

SPU Property Acquisition

City of Seattle

Purpose of Legislation

- Authorizes Seattle Public Utilities to acquire a parcel in the Laurelhurst neighborhood of northeast Seattle.
- Appropriates additional $9.2M to augment the $55 million in the 2026 Adopted Budget.
- Amends the 2026-2031 CIP to reflect higher project spending.

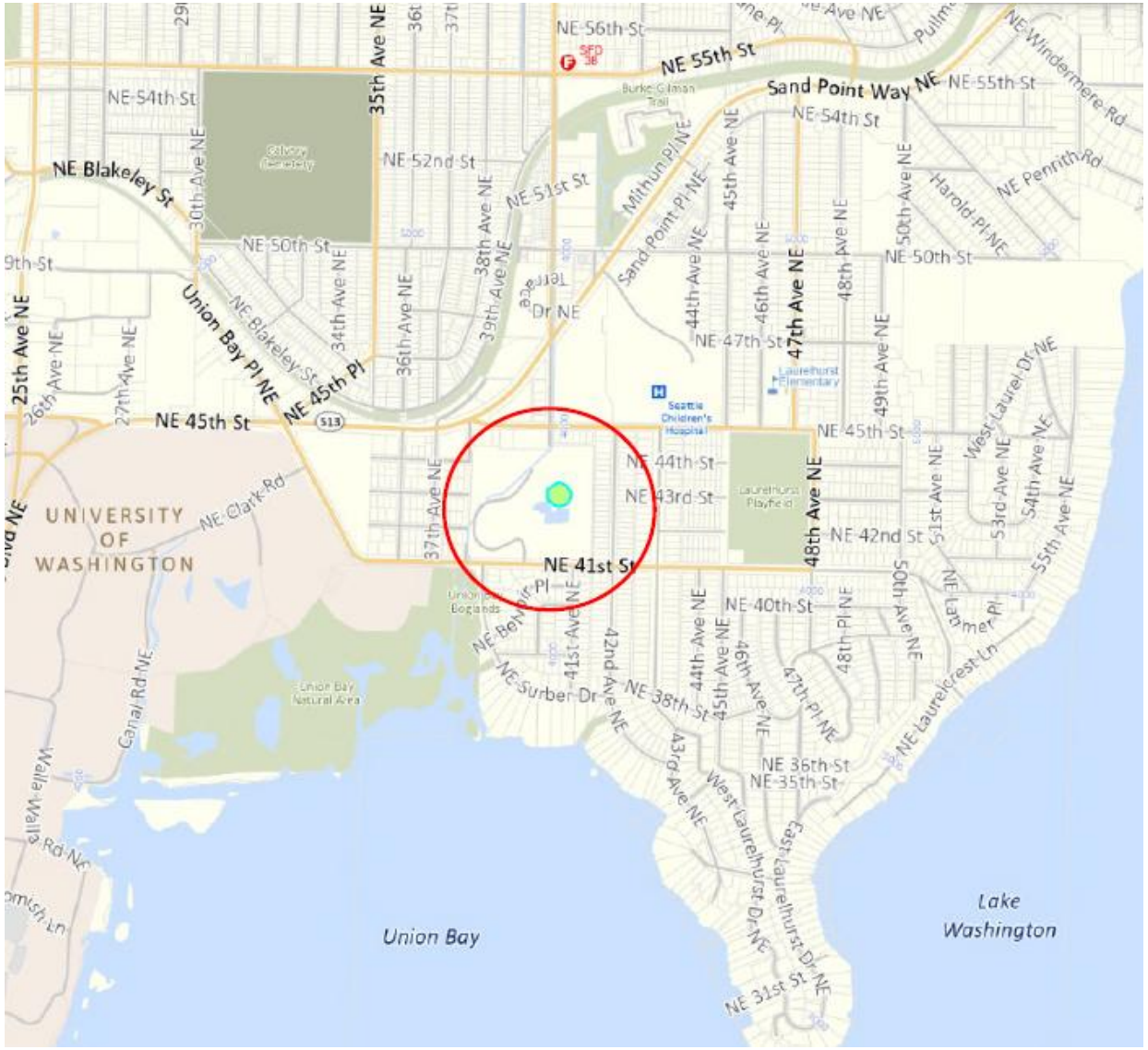
Why?

Acquisition allows SPU to comply with Washington Department of Fish & Wildlife (WDFW) requirements.

- Yesler Creek flows within an SPU-owned piped storm drain that bisects the property.
- The pipe is considered a fish barrier and will need to be removed at SPU's expense when it fails.
- The pipe will need to be replaced with an open creek channel.
- Development proposal came in to build over the pipe.
- SPU's 20 ft easement is not sufficient for this work.

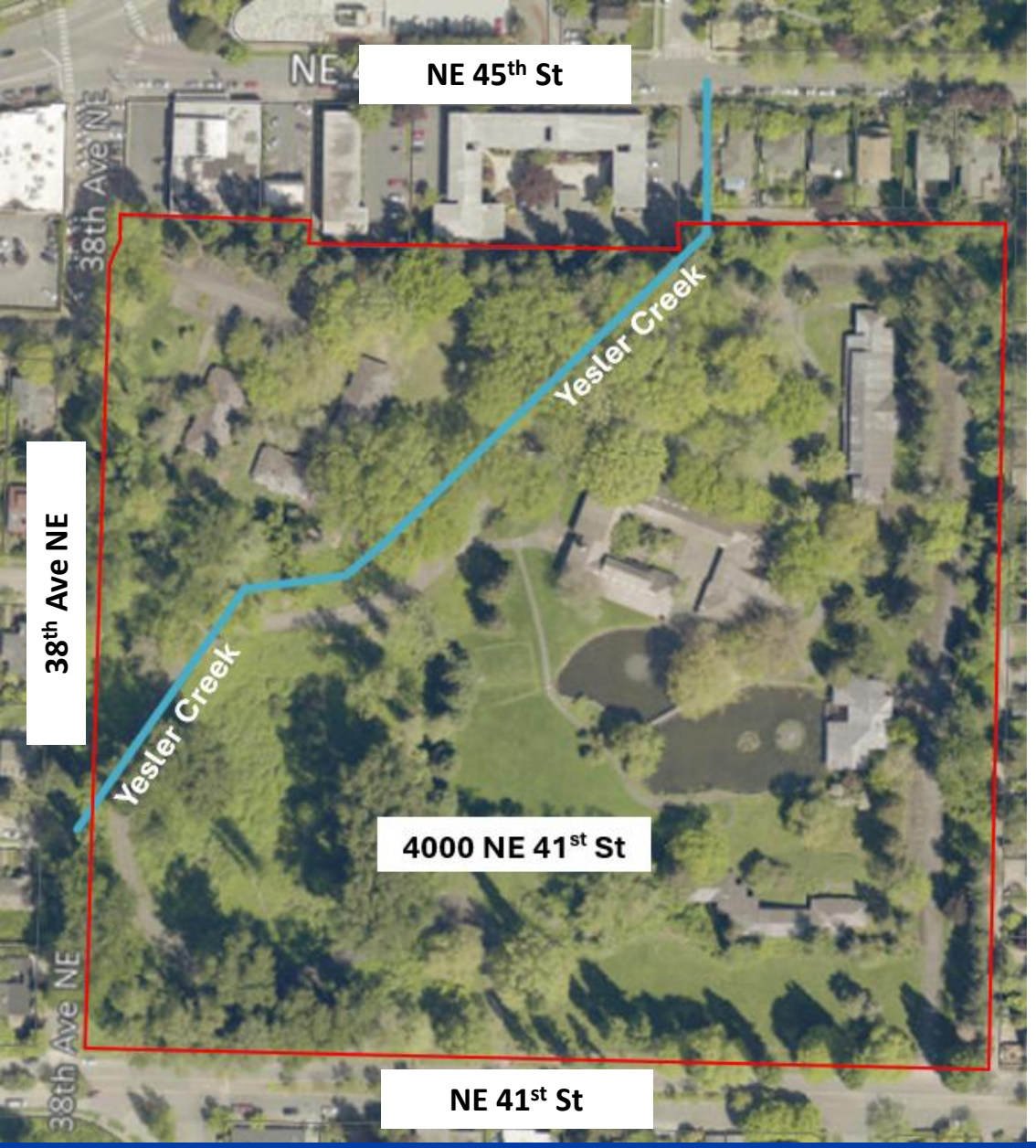
Why Now?

- Preemptively buying the property now protects ratepayers from paying to remove the development and displace homeowners when the pipe fails.



Property Location

Council District 4



Property Location

4000 NE 41st St

owned by

4000 Property LLC

Background

- SPU owns the 72-inch diameter storm drain that conveys Yesler Creek through the property.
- The storm drain is part of a larger drainage system serving an 890-acre basin.

Previous Development Proposal

- Proposal:
  - 48 new single-family homes
- Challenges:
  - Existing SPU infrastructure
  - WDFW requirements

WDFW Feedback

- SPU consulted with WDFW about development
- WDFW conveyed fish passage requirements
- SPU determined that more room was needed to comply with fish passage requirements

Illustration for Demonstration Purposes – Not to Scale

Transaction Details

- Acquisition in Fee Title
- $64.2M estimated cost of property
- Funds authorized in 2026 Adopted Budget
- Legislation also amends SPU 2026 budget authority

Next Steps

- Community Engagement
- Property Management

Next Steps, cont'd

- Establish site needs, evaluate disposition
- Incorporate into upcoming SPU 2026-2030 Strategic Business Plan process
- Pursue funding and partnership opportunities for project

When Completed

Mapes Creek at Be’er Sheva Park

- Additional open space
- Open and elongated natural creek channel
- Additional flood storage
- Benefits for fish species

Questions?

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