



SEATTLE CITY COUNCIL

Sustainability, City Light, Arts and Culture Committee Agenda

Friday, March 21, 2025

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Alexis Mercedes Rinck, Chair
Cathy Moore, Vice-Chair
Rob Saka, Member
Mark Solomon, Member
Dan Strauss, Member

Chair Info: 206-684-8808; AlexisMercedes.Rinck@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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SEATTLE CITY COUNCIL
Sustainability, City Light, Arts and Culture
Committee
Agenda
March 21, 2025 - 9:30 AM

Meeting Location:

Council Chamber, City Hall , 600 4th Avenue , Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/sustainability-city-light-arts-and-culture>

Please Note: Times listed are estimated.

A. Call to Order

B. Approval of the Agenda

C. Chair's Report

D. Public Comment

E. Items of Business

1. [Appt 03079](#) **Appointment of Carol M. Binder as member, Museum Development Authority Governing Council, for a term to July 11, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (10 minutes)

Presenter: Cindy Bolton, Seattle Art Museum

2. **Seattle Arts Commission Overview and Goals**

Supporting
Documents: [Presentation](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenters: Kayla DeMonte, Co-Chair, and Holly Jacobson, Co-Chair,
Seattle Arts Commission

3. **2022 Greenhouse Gas Inventory**

Supporting
Documents: [Presentation](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenters: Michelle Caulfield, Interim Director, Lylianna Allala, and Ani
Krishnan, Office of Sustainability and Environment

4. [CB 120952](#) **AN ORDINANCE relating to the City Light Department;
authorizing the Department to establish eligibility requirements
for customers participating in the Renewable Plus Program and
charging a rate for the delivery of dedicated renewable energy
and its associated Renewable Energy Credits supplied by the
Department under the Renewable Plus Program; and amending
Section 21.49.089 of the Seattle Municipal Code.**

Supporting
Documents: [Summary and Fiscal Note](#)
[Summary Att 1 - Renewable Plus - Racial Equity Analysis](#)
[Presentation](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenters: Dawn Lindell, General Manager and CEO, and Lori Moen,
Seattle City Light

5. [CB 120954](#) **AN ORDINANCE** relating to the City Light Department; accepting the following easements for electrical distribution in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Supporting
Documents:

[Summary and Fiscal Note
Presentation](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenters: Dawn Lindell, General Manager and CEO, and Greg Sancewich, Seattle City Light

6. [CB 120953](#) **AN ORDINANCE** relating to the City Light Department; accepting the following easements for electrical distribution rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Supporting
Documents:

[Summary and Fiscal Note](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenters: Dawn Lindell, General Manager and CEO, and Greg Sancewich, Seattle City Light

F. Adjournment



Legislation Text

File #: Appt 03079, **Version:** 1

Appointment of Carol M. Binder as member, Museum Development Authority Governing Council, for a term to July 11, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Carol M. Binder		
Board/Commission Name: Museum Development Authority Governing Council		Position Title: Member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Museum Development Authority		Term of Position: * 7/12/2024 to 7/11/2027 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: West Seattle	Zip Code: 98116	Contact Phone No.: [REDACTED] [REDACTED]
Background: Retired finance and real estate executive, focusing on financing the preservation of iconic public places through public/private partnerships. Former Executive Director of the Pike Place Market PDA in the 2000's and more recently Sr Advisor to Seattle Art Museum in their renovation of the Asian Art Museum in Volunteer Park. Carol has served on numerous boards and citizens advisory committees throughout her career and retirement. She has been involved in the Waterfront project for over a decade.		
Authorizing Signature (original signature): <small>DocuSigned by:</small>  Date Signed (appointed): 11/25/2024		Appointing Signatory: Robert Strong Museum Development Authority Chair

*Term begin and end date is fixed and tied to the position and not the appointment date.

Carol M. Binder

Civically oriented business leader, accomplished in complex public/private partnerships negotiations. Skilled communicator and active listener - team player. Experienced in multifaceted financing arrangements involving public and private funds. Proficient in budget development and spending controls. Dedicated to the preservation and betterment of Seattle's unique public places.

BOARD SERVICE

Civic

Friends of Seattle Waterfront	2012-present
Seattle Housing Authority Audit Committee	2008-2021
City of Seattle - Central Waterfront Committee	2010-2017
City of Seattle – Central Waterfront Viaduct Replacement	2008-2010
Pike Place Market PDA	1991-1999
Downtown Seattle Association	1993-1995

Corporate

PCC Natural Markets	2008-2017
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Community

Seattle Architecture Foundation	2012-2019
Market Foundation	2003-2011
West Seattle Senior Center	2002-2004
Solomon Park Research Institute	1992-2011
West Seattle Soccer Association Board	1992-1995

EMPLOYMENT

Seattle Art Museum	2017-2021
Sr. Advisor to CEO, Seattle Asian Art Museum Project	
Oversaw entitlement, budget and community relations issues related to redevelopment of the Asian Art Museum in Volunteer Park. Negotiated and secured critical Historic Tax Credit Financing. Represented and advised museum leadership throughout construction and reopening.	

Pike Place Market Preservation and Development Authority 2003- 2010
Executive Director

Oversaw all aspects of the operations, planning, communications and relationships of the Market, including governing board, tenant groups, government officials, press and public. Led the planning and execution of city wide a six-month Market Centennial celebration. Led Market in planning, development and funding of a \$90 million capital renovation of 12 buildings that included passage of a City of Seattle public funding levy component and oversaw completion of \$50 million Phase I of the renovation. Completed the financing and redevelopment of a new mixed use retail/low income housing building and the acquisition of another within the Pike Place Market Historic District. Capital funding included both New Markets and Low Income Housing tax credits and issuance of tax exempt bonds.

Interim Executive Director 1999

Served as Interim Executive Director during a national search process. Guided the Market through the WTO activities in downtown Seattle resulting in no property damage to the Market. Worked with City of Seattle leaders in planning the post WTO recovery of the 1999 holiday season. Motivated and refocused staff during a time of uncertainty and lack of leadership.

Certified Public Accountant 1978-2003

Worked as a CPA in a variety of capacities, auditing, accounting, financial consulting, interim controller and finance director positions for small and large businesses and organizations. Employment included Big 4 public accounting firm, small local partnership and independent financial consultant.

EDUCATION

Bachelor of Arts in 1978 (honors)

**University of Oregon
 Lundquist College of Business**

Certificate of Non Profit Management 2000

University of Washington

Museum Development Authority Governing Council

DECEMBER 2024

9 Members: Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, all members subject to City Council confirmation, 3-year terms:

- 0 City Council-appointed
- 3 Mayor-appointed
- 6 Other Appointing Authority-appointed (specify):
 - 3 – Seattle Art Museum (SAM)
 - 3 – MDA Governing Council

Roster:

Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1.	Member	Rosita Romero	8/1/22	7/31/25	6	Mayor
2.	Member	Robert Kaplan	8/1/22	7/31/25	2	SAM
3.	Treasurer	Dorothy Mann	8/1/22	7/31/25	11	MDA Governing Council
4.	Member	Vacant				Mayor
5.	Chair	Bob Strong	7/12/24	7/11/27	7	SAM
6.	Member	Carol M. Binder	7/12/24	7/11/27	1	MDA Governing Council
7.	Member	Robert Flowers	7/13/23	7/12/26	5	Mayor
8.	Vice Chair	Douglas Norberg	7/13/23	7/12/26	10	SAM
9.	Member	Stephanie Ellis-Smith	7/12/24	7/11/27	2	MDA Governing Council



Legislation Text

File #: Inf 2649, **Version:** 1

Seattle Arts Commission Overview and Goals



Seattle Arts Commission

Presentation for Sustainability, City Light, and
Arts & Culture Committee

Kayla DeMonte, Co-Chair
Holly Jacobson, Co-Chair

3.21.2025



WHO WE ARE



The Seattle Arts Commission is a 16-member citizen body made up of community volunteers appointed by the Mayor and City Council.

We represent a wide variety of sectors, institutions, districts, and disciplines.

Our current membership includes arts and cultural administrators and working artists who are embedded in communities throughout the city

WHAT WE DO



DIARAMA, 2018

- We **support and strengthen the work of ARTS**, bringing community perspective to ongoing and new initiatives of the Office of Arts & Culture (ARTS)
- We **advocate for the arts sector**, focusing on decisions or projects which will advance and positively impact the Seattle arts community
- We **serve as a liaison**, sharing the work of ARTS with Seattle communities
- We also **support the Seattle City Council** through information sharing and advocacy for a vibrant creative economy and healthy arts sector

HOW WE DO IT

- We **engage in advocacy** throughout the year in support of a strong arts sector, including during the city's annual budgeting process.
- We **connect with and advise** city leaders on how arts & culture can be leveraged to sustain a vibrant city and economic growth
- We engage in ongoing work through our **SAC Committees**, each supporting a core department of ARTS work



Guelaguetza
Funded by Arts in Parks

Our Committees

Facilities & Equitable Development

Advises on the work of the ARTS Office around issues of cultural space and its impact on economic development.

Cultural Investments Committee

Provides feedback on the ARTS office's racially equitable grant processes & investment strategies and advocates for equitable, accessible, and inclusive cultural investments.

Public Art Advisory Committee

Reviews and recommends public art projects and programs, and advocates for the one percent-for-art projects in public/private partnerships.

Our Impact



Helping to launch our city's innovative Cultural Space Agency

A first-of-its-kind cultural real estate development company, designed to facilitate affordable, culturally-focused community space.

Spurring the development of the Creative Advantage Program

A city-wide initiative to establish equitable access to arts learning for all SPS students

"Dancer's Series: Steps"
by Jack Mackie

Our Impact

Supporting the maintenance of Seattle's Admissions Tax

Helping to maintain a stable funding source for critical public grants that support employment and opportunities

Supporting ARTS at King Street Station as a thriving community hub

Engaged in critical community outreach and input gathering as this new space was designed and developed



Detail from *Together We Rise*
by Matika Wilbur

Our 2024-2025 Goals

1. **Successfully advocate** for retaining Admissions Tax Revenue in 2025-2026 budget
2. **Connect** with Seattle City Council, other Commissions, community networks, and cultural districts to coordinate advocacy, support fellow arts conveners, and grow understanding of sectoral needs
3. **Strengthen marketing and outreach** for ARTS grant opportunities and programs focusing on under-invited artists and arts organizations
4. **Revitalize** Commission administration and governance



Legislation Text

File #: Inf 2652, **Version:** 1

2022 Greenhouse Gas Inventory

2022 GHG Emissions Inventory Briefing

Presented to the Sustainability, City Light,
Arts & Culture (SCLAC) Committee

March 2025



Seattle
Office of Sustainability
& Environment

What we'll cover today:

Context

1. Introduction to OSE & our work
2. Refresher on Seattle's climate goals
3. GHG inventory data considerations & landscape

Data

4. Takeaways and trends from 2022 GHG inventory update

Next Steps

6. How we're addressing emissions
7. Climate Action Plan (CAP) update
8. Q&A

OSE works to ensure a clean and healthy environment for all Seattle residents.

- We **prioritize those currently and historically harmed by racial, economic, and environmental injustice.**
- We serve as cross-departmental and community **collaborators, innovators, and drivers of cutting-edge policy.**
- We contribute to a Seattle where communities and the environment are **healthy and free of fossil fuel pollution.**



OSE's Core Services

Climate & Environmental Justice

- Environmental Justice Grant Programs
- Climate Workforce
- Resilience Hubs
- Duwamish Valley Program
- Green New Deal Oversight Board

GHG Emissions Reductions

- Transportation Electrification
- Building Emissions Performance Standard
- Clean Heat Program
- Municipal Energy Emissions Program

Food Policy & Programs

- Healthy School Food
- Fresh Bucks
- Food Action Plan
- Sweetened Beverage Tax Community Advisory Board

Seattle's Trees & Forests

- Trees for Seattle
- Tree Canopy Cover Urban Forest Management Plan
- Foresteering Communities
- Urban Forestry Commission



Emissions reduction: our targets and how we measure progress



Seattle's climate goals

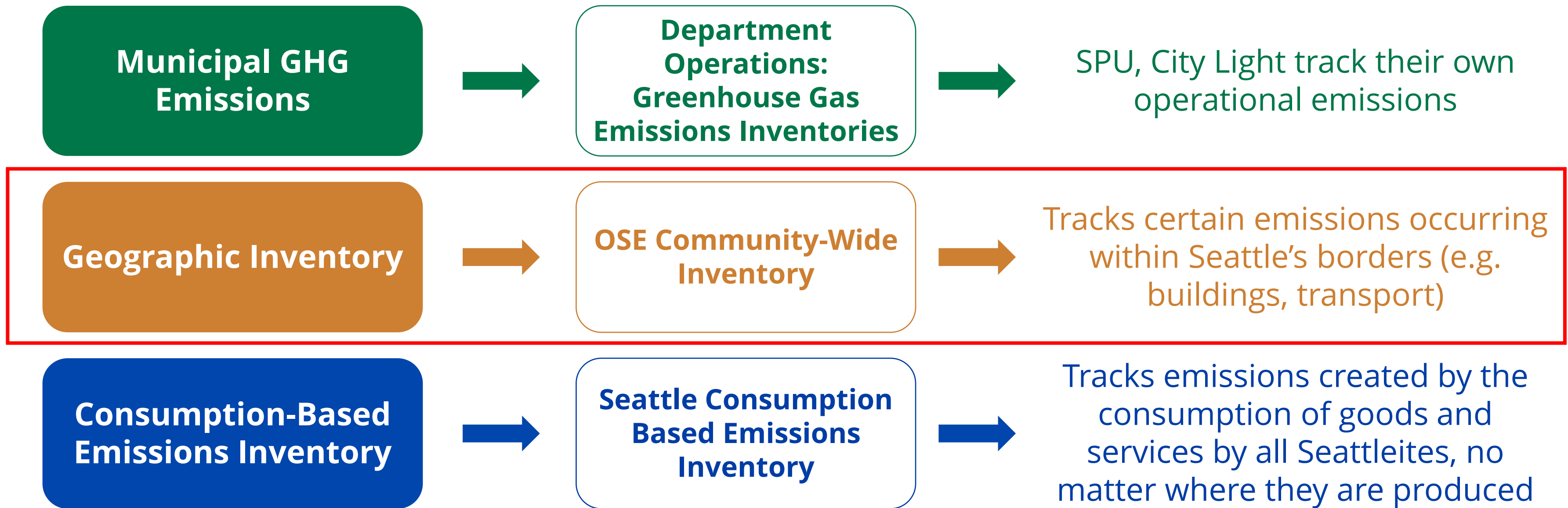
For our transportation, buildings, and waste sectors:

- **58%** emissions reduction by 2030
 - **82%** reduction in passenger vehicle emissions
 - **39%** reduction in commercial & residential building emissions
- **Net carbon neutral** by 2050
- Set through our climate action planning process
 - Council Resolution (2011)
 - Climate Action Plan (2013)

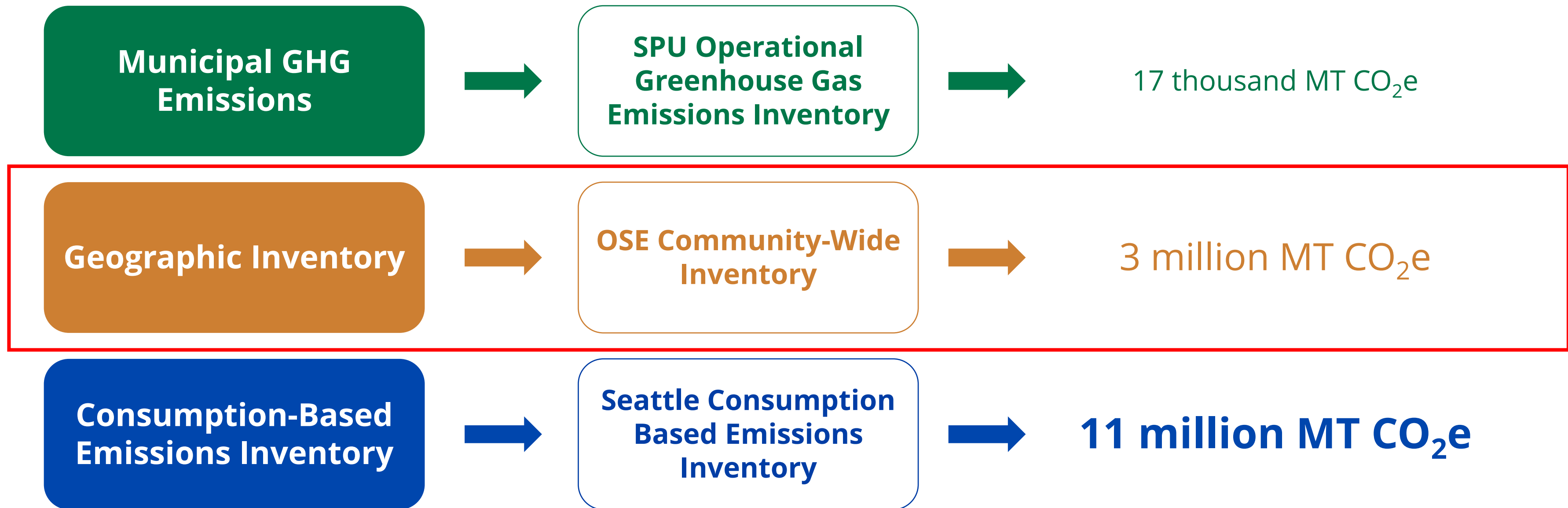


June 2013

Seattle's approach to GHG inventories



Seattle's approach to GHG inventories



Seattle's geographic GHG inventory: characteristics, comparisons & trends



Global Protocol for Cities (GPC)

- Help cities develop a comprehensive and robust GHG inventory
- Help cities establish a base year emissions inventory, set reduction targets, and track their performance
- Ensure consistent and transparent reporting of emissions between cities



Global Protocol for Community-Scale Greenhouse Gas Emission Inventories

An Accounting and Reporting Standard for Cities



Inventory scopes: tracking towards targets

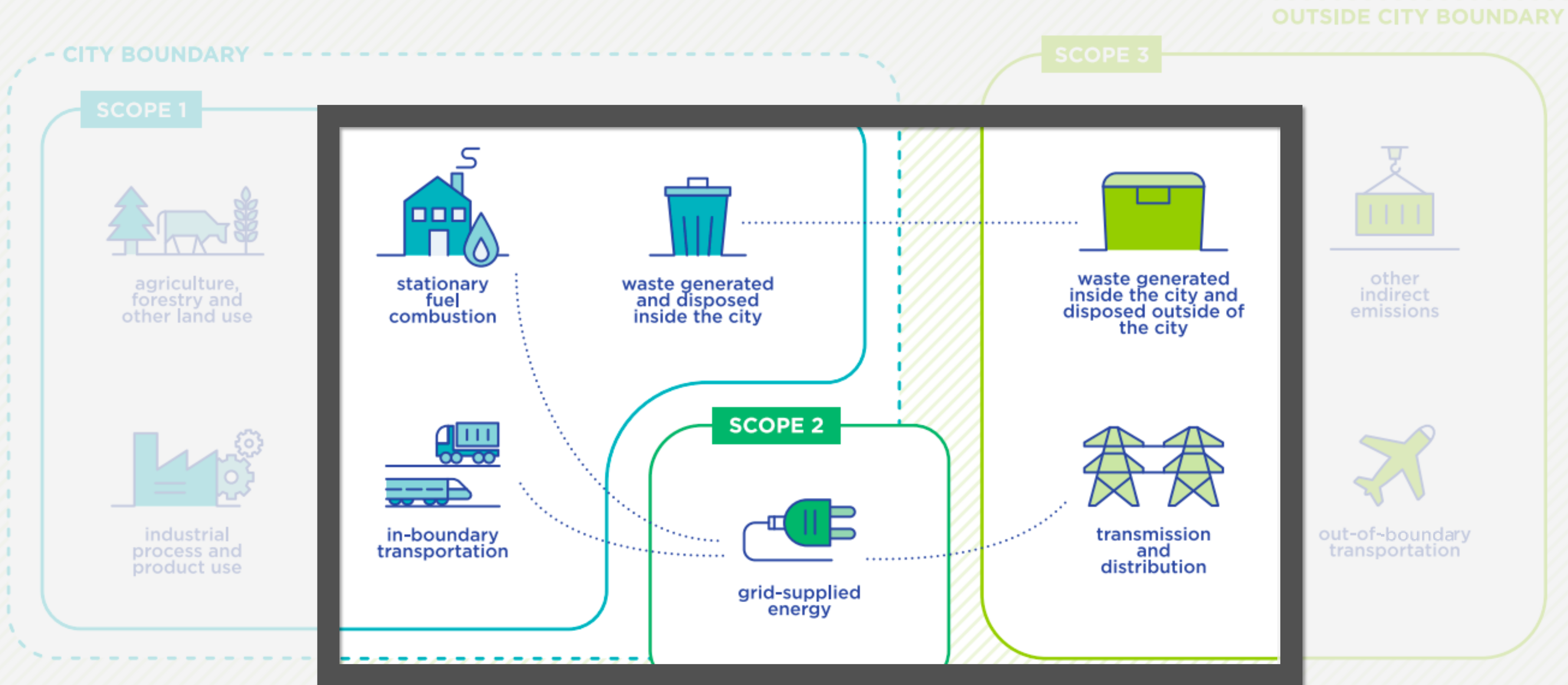


Image source: C40: https://www.c40knowledgehub.org/s/article/Consumption-based-GHG-emissions-of-C40-cities?language=en_US



Seattle's primary emissions drivers

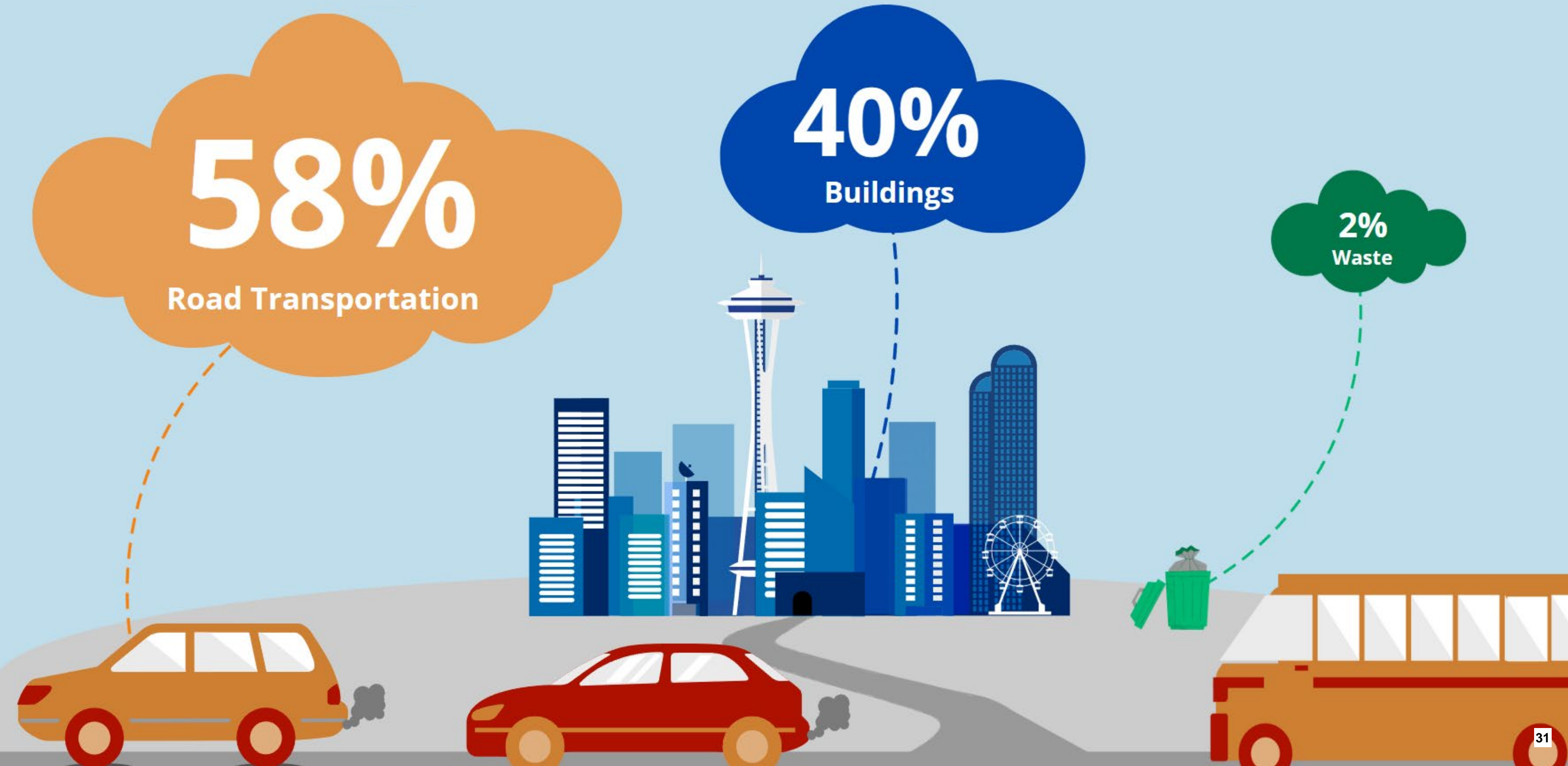
58%

Road Transportation

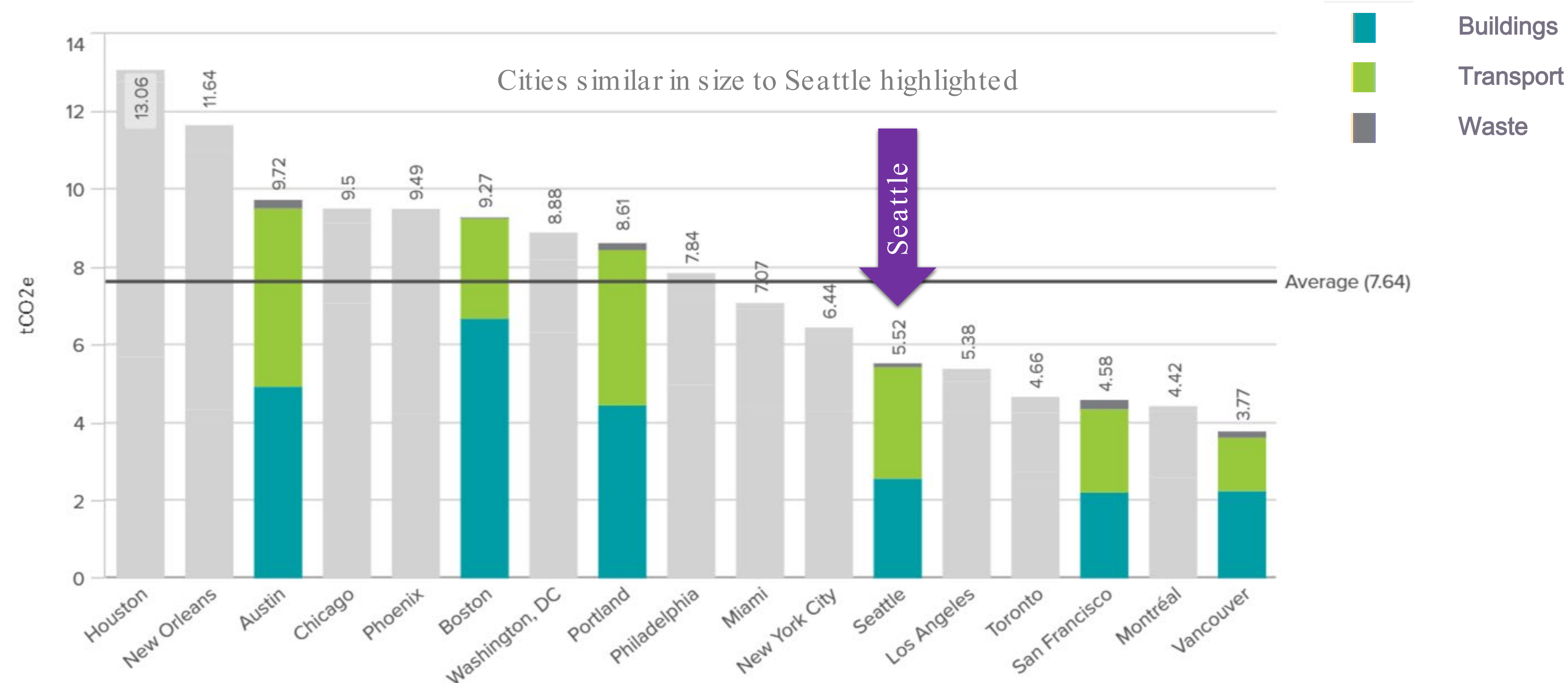
40%

Buildings

2%
Waste



Per-capita emissions by city: North America



Source: https://www.c40knowledgehub.org/s/article/C40-cities-greenhouse-gas-emissions-interactive-dashboard?language=en_US



Summary: geographic inventory considerations

Benefits

- City-wide emissions estimates
- Tracks high-level progress towards reduction targets in our three key sectors
- Allows for comparison to other cities who are also required to compile inventories

Limitations

- Two years between report releases
- Not all emissions sources are tracked
- 18- to 24-month lag in data
- Uncertainty in some data sources
- Not enough data granularity to determine impacts of efforts at a local scale



2022 Inventory Data

Key Takeaways & Trends



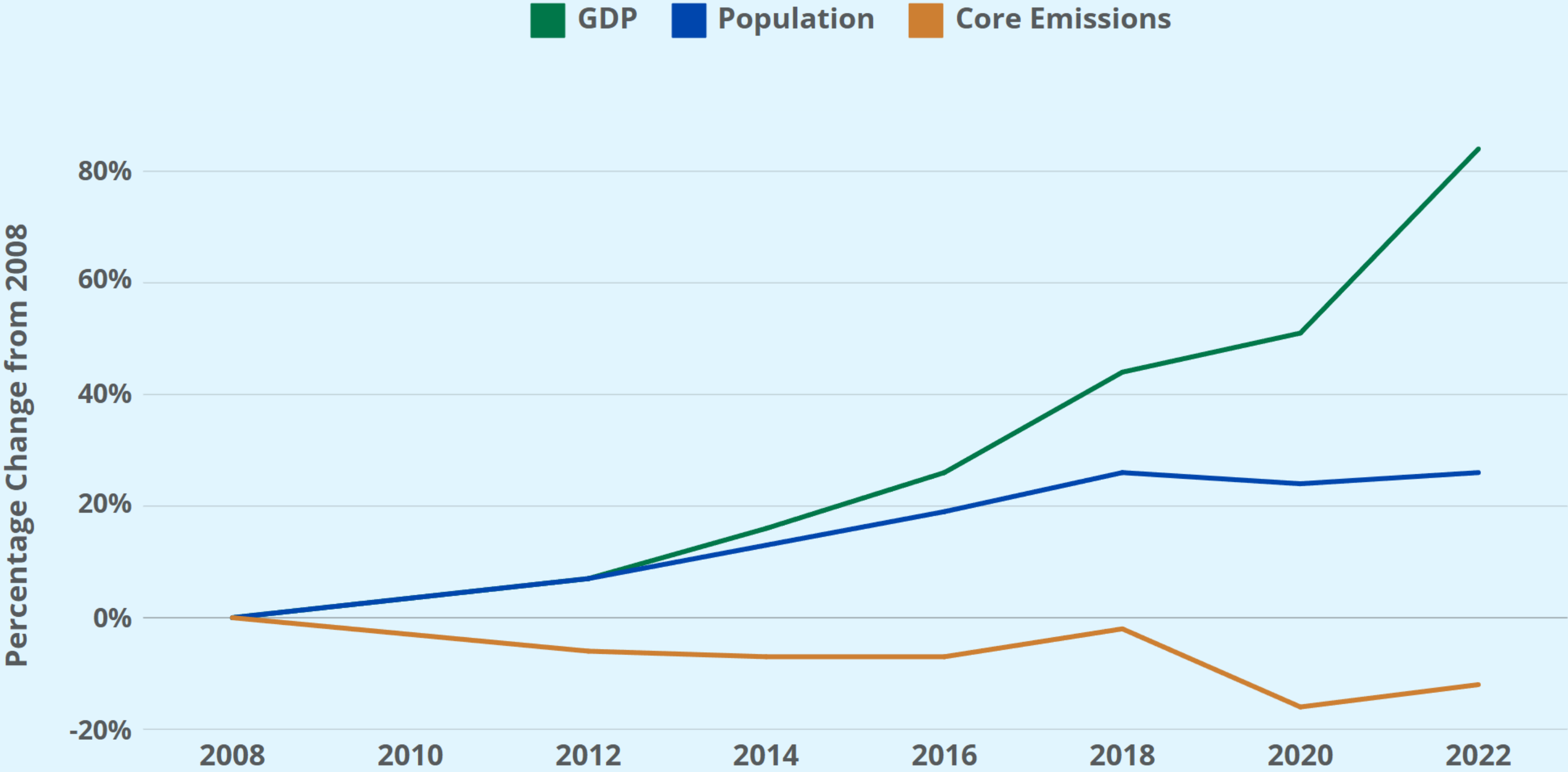
Seattle
Office of Sustainability
& Environment

Top-line takeaways

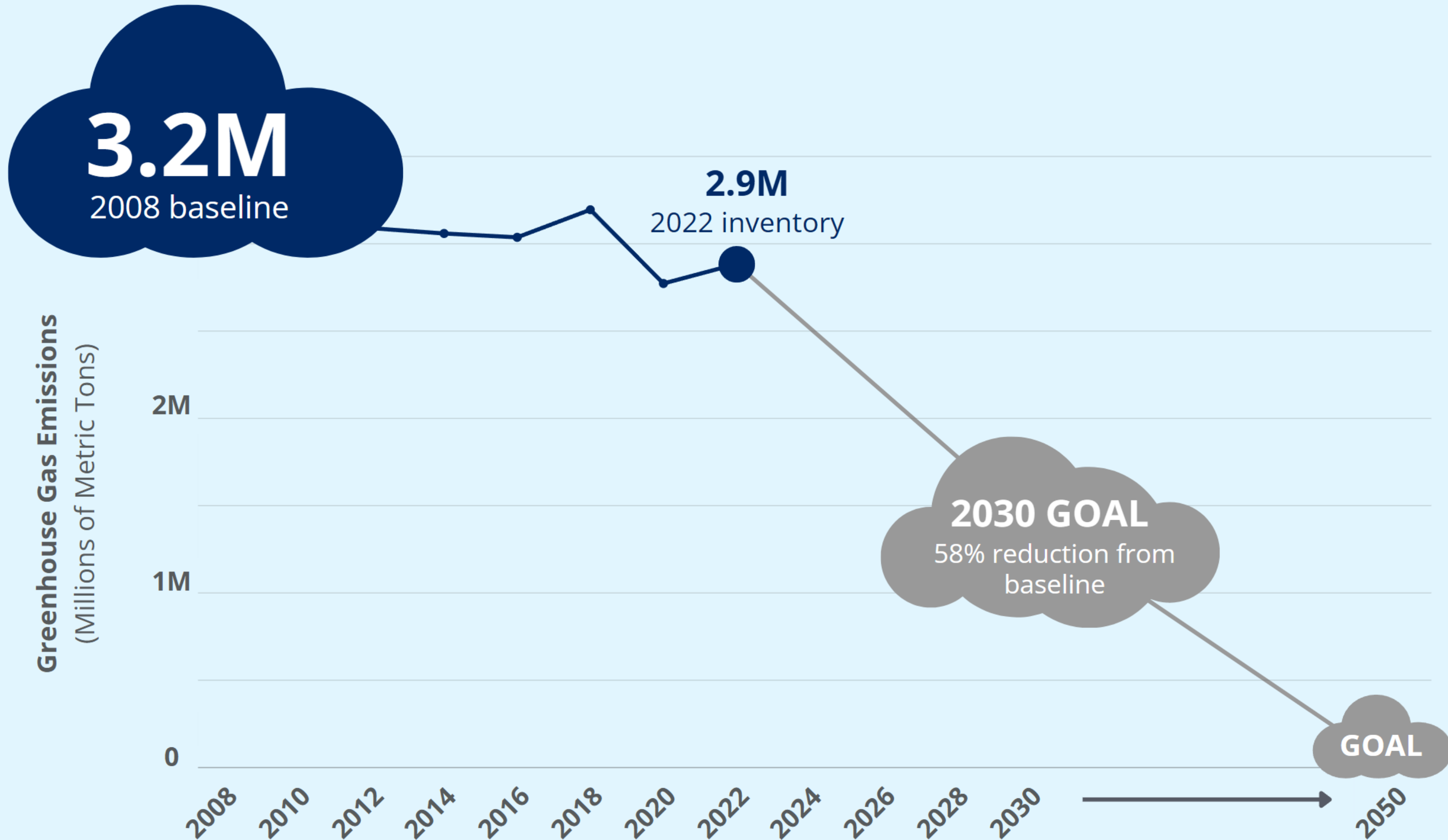
- In 2022, transportation, buildings and waste sector emissions ticked up around **4%** after a pandemic-induced dip, although they hadn't yet returned to pre-pandemic levels.
- 2022 emissions are about **12% lower than our 2008 baseline**, with population increasing 26% during the same period.
- We need to find a further 46% of reductions in the next 8 years to hit our 2030 targets.



Seattle's Core Emissions Compared to GDP and Population Growth

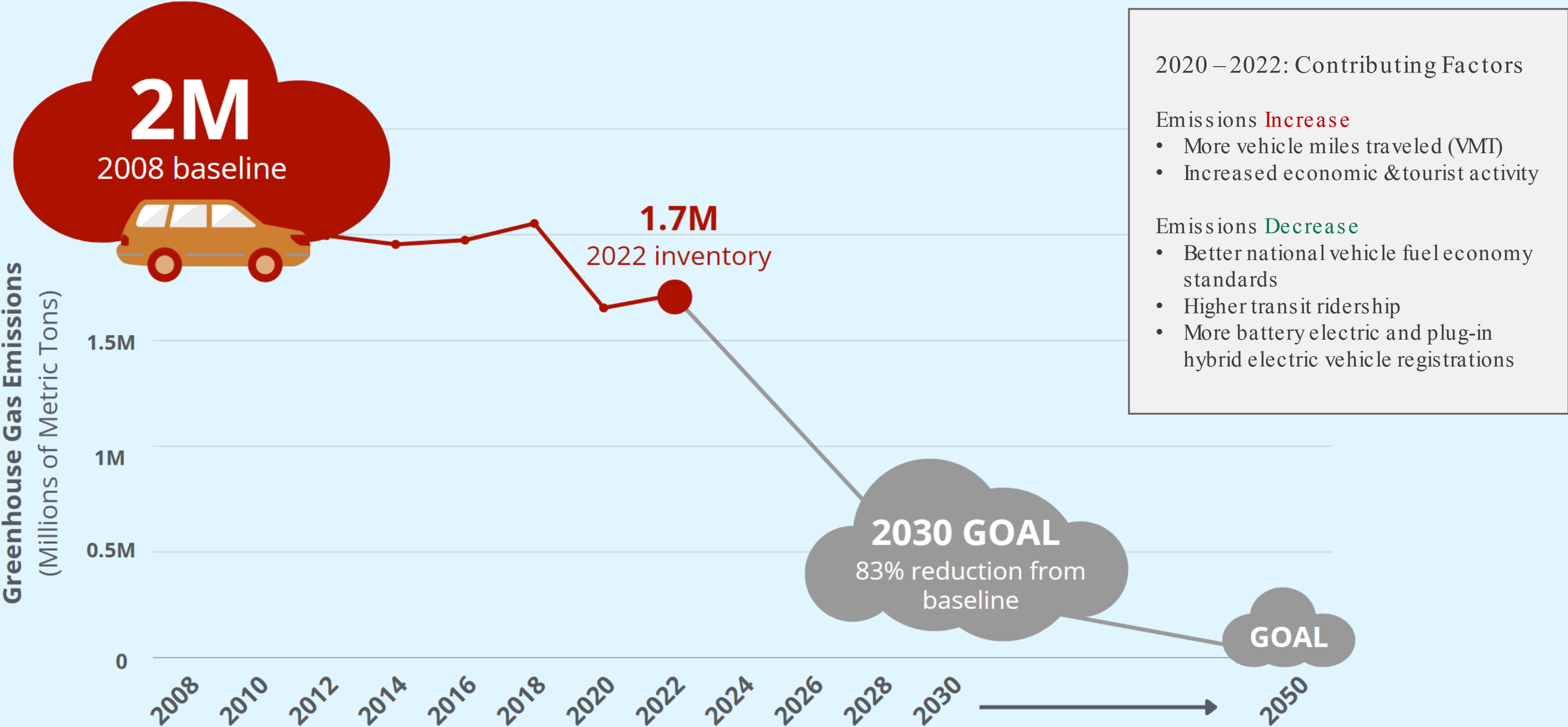


Core Emissions Reductions Needed



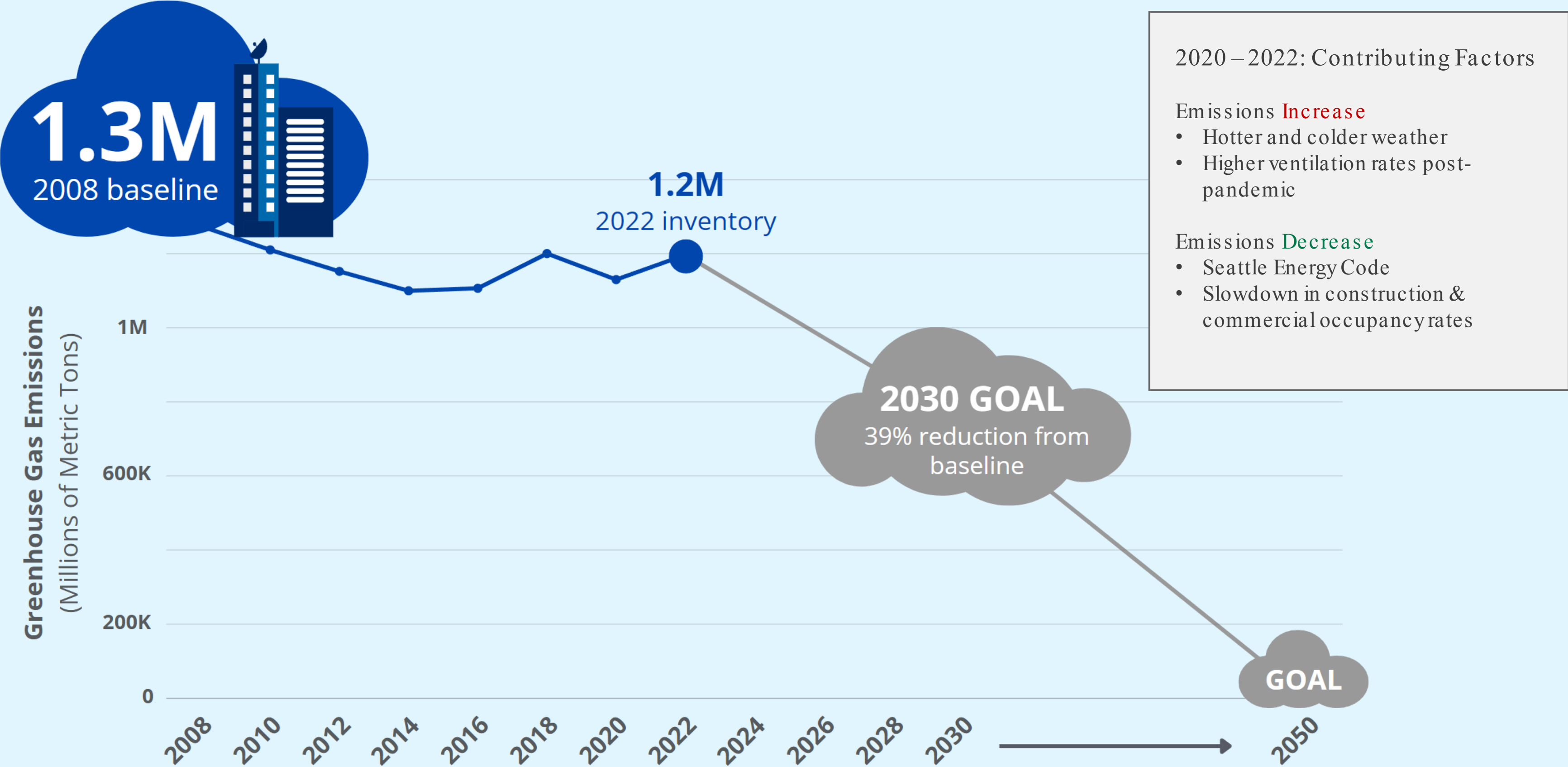
Note: Greenhouse gas emissions are measured in Metric Tons or Megagrams of CO₂e (carbon dioxide equivalent).

Transportation Emissions Reductions Needed



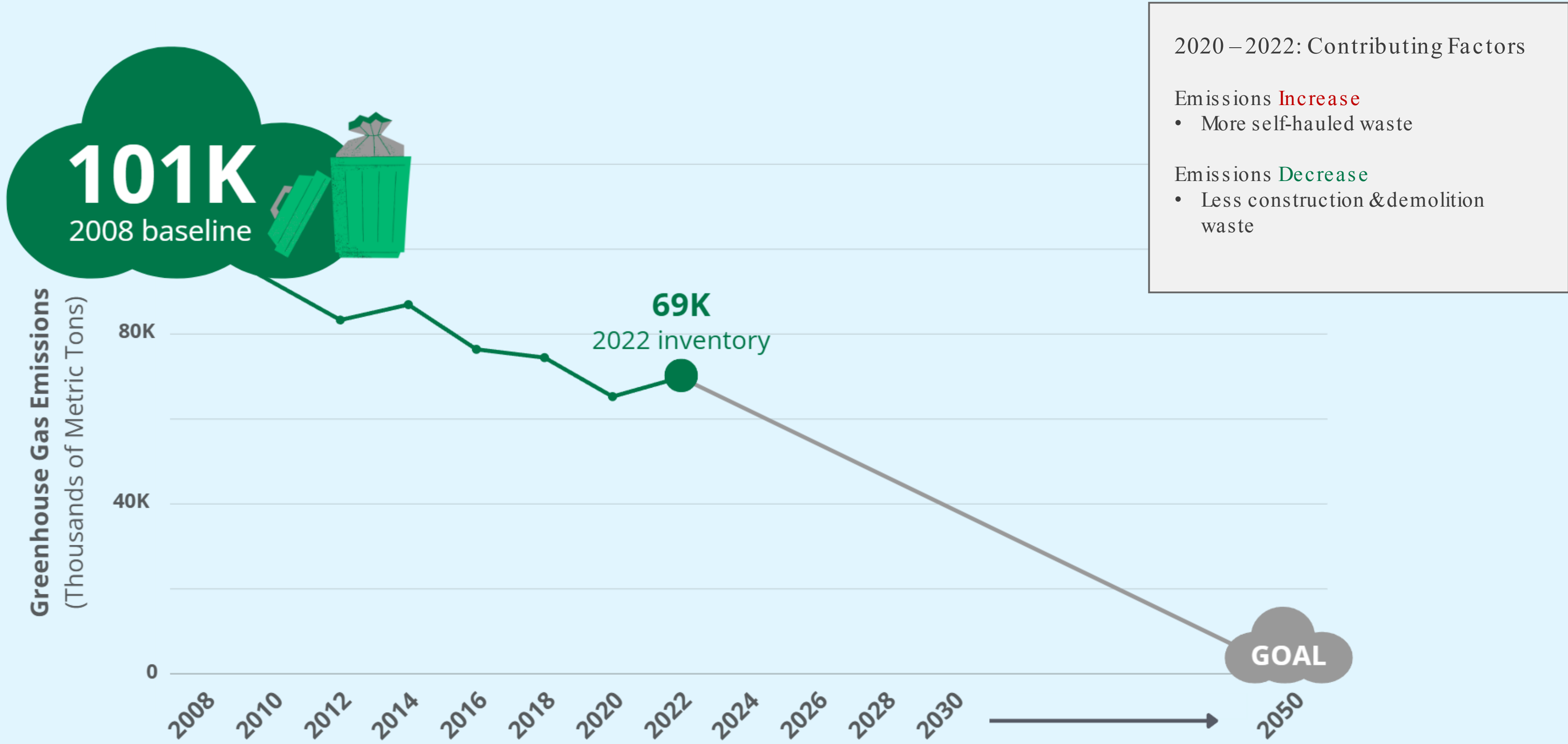
Note: Greenhouse gas emissions are measured in Metric Tons or Megagrams of CO₂e (carbon dioxide equivalent).

Building Energy Emissions Reductions Needed



Note: Greenhouse gas emissions are measured in Metric Tons or Megagrams of CO₂e (carbon dioxide equivalent).

Waste Emissions Reductions Needed



Note: Greenhouse gas emissions are measured in Metric Tons or Megagrams of CO₂e (carbon dioxide equivalent).

Progress & next steps





Key Programmatic Highlights

Transportation:

- Low pollution neighborhoods
- Sound Transit expansion (ST3)
- 2024 Transportation Levy

Buildings:

- Building Emissions Performance Standard
- Clean Heat Program
- Resilience Hubs

Waste:

- SPU food waste prevention, construction alternatives
- Reusable food service items

Climate Action Plan (CAP) Update

- 2013, Inaugural Seattle Climate Action Plan published
- Major policies and programs implemented between 2013-Now: Clean Heat Program, Building Emissions Performance Standard, & more
- 2025 Mayor Harrell State of City Address: Executive Order Announcement
- Updating Seattle's Climate Action Plan



Thank you!

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Ani Krishnan (he/him)
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Legislation Text

File #: CB 120952, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the City Light Department; authorizing the Department to establish eligibility requirements for customers participating in the Renewable Plus Program and charging a rate for the delivery of dedicated renewable energy and its associated Renewable Energy Credits supplied by the Department under the Renewable Plus Program; and amending Section 21.49.089 of the Seattle Municipal Code.

WHEREAS, Section 21.49.089 of the Seattle Municipal Code authorizes the City Light Department (“City Light”) to implement and offer a Renewable Plus Program (“Program”) that provides qualifying customers the option to purchase energy from renewable resources, together with associated renewable energy credits (“RECs”), on a long-term subscription basis; and

WHEREAS, the Program is currently limited to non-residential customers with a minimum aggregated annual consumption of 10,000 megawatt hours; and

WHEREAS, on April 2, 2024, City Light executed two agreements for the acquisition of energy from renewable resources and RECs over a 20-year term and dedicated to the Renewable Plus Program (“Power Purchase Agreements”); and

WHEREAS, City Light has executed a long-term contract with a Renewable Plus Participant, and City Light anticipates that other customers will participate in the Program as soon as City Light begins receiving the energy from the renewable resources and RECs under the Power Purchase Agreements; and

WHEREAS, an increasing number of City Light’s non-residential customers with aggregated annual consumption less than the minimum requirement of 10,000 megawatt hours have expressed interest in participating in the Program; and

WHEREAS, to the extent the Department has sufficient renewable resources and RECs, it wishes to expand the Program to serve additional non-residential customers below the current aggregated annual consumption threshold; and

WHEREAS, to cover administrative costs and offset the material financial impacts for non-participating customers, the Department seeks to charge Program participants an additional amount above standard rates per kilowatt-hour for all electricity delivered through the program during the billing period; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 21.49.089 of the Seattle Municipal Code, enacted by Ordinance 126437, is amended as follows:

21.49.089 Renewable Plus Program

A. The Department shall implement and offer a Renewable Plus Program that enables qualifying customers to purchase energy from renewable resources, subject to the ability of the Department to acquire or generate adequate amounts of such energy to meet demand, together with associated renewable energy credits (RECs), on a long-term subscription basis. ~~((The Renewable Plus Program shall be open to customers demonstrating a minimum aggregated annual consumption of 10,000 megawatt hours (MWhs).))~~ The Department may ~~((implement additional))~~ establish eligibility requirements to participate in the Renewable Plus Program and any other rules ~~((and conditions))~~ associated with the Renewable Plus Program that are in the best interests of the Department and are necessary or convenient for the implementation and operation of the Renewable Plus Program.

B. The Department may execute long-term customer commitment contracts with qualifying customers to purchase energy and RECs associated with renewable resources for a period not exceeding 20 years.

C. The Department is authorized to ~~((shall))~~ provide through purchase or generation ~~((all))~~ renewable energy ~~((acquired))~~ for the Renewable Plus Program and ~~((will))~~ integrate it into its existing supply portfolio as

business conditions allow.

D. The Department shall retire the Renewable Energy Certificates associated with the energy purchased by customers under the Renewable Plus Program ((with)) through the Western Renewable Energy Generation Information System, or its successor organization, toward the associated renewable power served to participating customers.

E. A Renewable Plus Program rate charge will be added to all enrolled accounts of participating customers. Effective January 1, 2026, the charge will be 1.47 cents per kWh for all electricity delivered through the program during the billing period.

Section 2. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Seattle City Light	Lori Moen	Greg Shiring

1. BILL SUMMARY

Legislation Title

AN ORDINANCE relating to the City Light Department; authorizing the Department to establish eligibility requirements for customers participating in the Renewable Plus Program and charging a rate for the delivery of dedicated renewable energy and its associated Renewable Energy Credits supplied by the Department under the Renewable Plus Program; and amending Section 21.49.089 of the Seattle Municipal Code.

Summary and Background of the Legislation

This legislation seeks to provide the Department with authority to establish participant eligibility rules for the Renewable Plus Program so that if the Department has sufficient renewable resources, it may expand the Program offering to include customers with less than the current aggregated annual consumption requirement of 10,000 megawatt hours (MWhs). It also sets a Renewable Plus Program rate, which is in addition to the standard rate, for the 2026-2028 timeframe to offset the additional cost of providing this service.

In September of 2021, the City Council approved Ordinance 126437 which amended Section 21.49 of the Seattle Municipal Code to establish the Renewable Plus Program and authorized the City Light Department to execute customer participation agreements. The legislation further amended Seattle Municipal Code Chapter 21.49.130B to authorize City Light Department to execute power purchase agreements with renewable energy providers for the Renewable Plus Program.

Renewable Energy Projects

In 2023, City Light Power Management issued an RFP to solicit power projects. Staff developed a set of criteria to identify those projects meeting the requirements of City Light's supply resource needs including the Renewable Plus program. Two projects were identified as top candidates to supply the renewable energy required for the Renewable Plus program. Power Purchase Agreements (PPAs) were negotiated and subsequently executed and are expected to deliver approximately 210,000 – 230,000 MWh annually. The projects are both solar and output will vary from year to year.

Customer Subscription

The City Light Department has engaged large customers meeting eligibility requirements to solicit their interest in participating. Additionally, customers not meeting the 10,000 MWh eligibility threshold have expressed a desire to participate. Several customers have signed a "letter of intent" to participate, thereby securing their reservation in the program. Current program reservations total roughly 70% of the guaranteed generation from the dedicated

Renewable Energy Projects. Additionally, City Light has executed a participation agreement with one large customer for 80,000 MWh. Remaining contracts will be secured following finalization of the program rate.

Program Rate and Methodology

A methodology to establish the billing rate for the program has been developed to account for the incremental costs associated with delivering this resource to subscribed participants. The program rate is comprised of two components: program administration costs and a calculation to account for the impacts to the renewable energy credit (REC) value. A REC is a market-based instrument that tracks and assigns ownership to renewable generation. A REC is issued when one megawatt-hour (MWh) of electricity is generated and delivered to the electricity grid from a qualified renewable energy resource. Under the Renewable Plus Program, RECs are retired on behalf of participating customers in the Western Renewable Energy Generation Information System (WREGIS), which is an independent web-based tracking system that covers the Western interconnection territory.

The initial rate will be fixed for a three-year period. Following the initial rate period, the Renewable Plus Program rate will be updated as part of the Department's general rate ordinance package. The term for Customer participation agreements is 15 years. Program participants have the option to exit the program at the end of the first pricing period.

Renewable Plus program subscribers will be charged the Renewable Plus program rate which will be added to their existing, standard City Light billing rate. The rate for 2026-2028 will be \$0.0147/kWh.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

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

3.a. Appropriations

☐ This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

☒ This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from This Legislation:

Fund Name and Number	Dept	Revenue Source	2025 Revenue	2026 Estimated Revenue
Seattle City Light Fund 41000	Light	Voluntary program subscription	\$0	\$1,176,000
TOTAL			\$0	\$1,176,000

Revenue/Reimbursement Notes: The proposed program rate is 1.47cents/kWh. One customer has signed a Participation Agreement (PA) for 80,000,000 kWh/yr. The program is anticipated to start on January 1, 2026, contingent upon completion of generation facilities and interconnection, so pro-rated estimated revenue for 2026 is \$1,176,000. If more customers sign PAs, participation and revenue will be higher.

3.c. Positions

☐

This legislation adds, changes, or deletes positions.

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 impacts

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.

No costs

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

City Light customers are relying on the Renewable Plus program to launch Q1 2026 to meet their sustainability goals. Not passing this legislation would result in lost time and opportunity for these customers to identify and secure alternative pathways.

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.**
No
- 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 is designed to minimize impact to non-participants by charging program subscribers for the incremental costs associated with program delivery. This tenant is set forth in Section 21.49.089 of the Seattle Municipal Code.
 - ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**
 - Attached to this Summary and Fiscal Note
 - iii. What is the Language Access Plan for any communications to the public?**
 - This program is communicated to large commercial and industrial customers through City Light's Business Account Services team.
- 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.**
N/A
 - 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.**
N/A
- 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 1 – Renewable Plus – Racial Equity Analysis

Renewable Plus – Racial Equity Analysis

April 2024

Overview

Program Title	Renewable Plus Program
Description	This voluntary program, commonly referred to as a green tariff, offers customers a choice to pay an additional fee on their City Light bill to support the development of a renewable energy project and purchase bundled renewable energy and renewable energy credits generated by the project. City Light plans to offer the first phase of the program to meet the renewable energy needs of some of our largest commercial customers that are not met by our existing carbon-neutral energy supply. Other customer segments may be able to participate in variants of this program in the future.
Department	Seattle City Light
Contact	Craig Smith

Step 1 – Set Outcomes

1a – What does your department define as the most important racially equitable outcomes related to the issue?

- No adverse impact on the utility rates or services provided to non-participants
- Vendors that promote race and social justice outcomes, such as apprenticeship opportunities for Black Indigenous People of Color (BIPOC) community members or policies that support collaborative engagement with BIPOC communities where renewable projects could be sited.
- Pollution reduction

1b – Which racial equity opportunity areas will the issue primarily impact?

- Financial Health
- Jobs
- Community Development
- Health and Environment

1c – Are there impacts on:

- Contracting equity. City Light will select vendors to perform work for this program.

- Workforce equity. There is a potential for selected vendors to have apprenticeship or subcontracting contracting opportunities at the renewable project site.
- Immigrant/Refugee Access to Services. **No**
- Inclusive Outreach and Public Engagement. The program will build infrastructure in a community outside Seattle.

Step 2 – Involve Stakeholders. Analyze Data.

2a – Are there impacts on geographic areas? **Yes**

- Outside King County:
 - The new renewable resource development may be in eastern WA or OR.

2b – What are the racial demographics of those living in the area or impacted by the issues?

- Outside King County:
 - New renewable development: The specific racial demographics are unknown in until the site is selected. The site will be in a rural area in the Pacific Northwest.
 - Environmental Justice Communities in California: Unknown, but likely to have a high percentage of BIPOC residents. See [study of CA's EJC communities](#).

2c – How have you involved community members and stakeholders?

- Community members – Active community engagement will only be possible after vendor evaluation is underway and potentially only after the resource is selected. We will use community engagement and community impact as evaluation criteria in determining the successful resource.
- Stakeholders – Outreach and initial discussions have begun with customers who are potential program participants and with non-profits with an interest in energy and environmental justice.

2d – What does data and your conversations with stakeholders tell you about existing racial inequities that influence people's lives and should be taken into consideration?

Note: Beyond data received from potential participating customers, the remarks below represent "conventional wisdom" and not from research conducted for this program.

- Lower income customers, which may be disproportionately BIPOC, do not want to bear any further financial burden, including a higher energy burden.
- BIPOC communities are disproportionately impacted negatively by economic shifts.
- BIPOC communities experience relatively higher levels of pollution.
- Affordable housing lacks resources and a policy/billing mechanism to access solar for their building common area and for tenants.
- Companies considering participating in this program also want to further race and social justice outcomes in the Seattle/WA region

- Customers considering participating want the project comes online sooner rather than later.
- Companies do not want to pay an exceedingly high premium on their utility bill to participate in this program.
- Public infrastructure projects have historically displaced and otherwise harmed BIPOC communities

2e - What are the root causes or factors creating these racial inequities?

BIPOC communities have not had the power to oppose pollution- or displacement-causing projects, equitable opportunities to access education that could help them adjust to changing economic conditions, or a political voice influential enough to prevent institutional racism.

Step 3 - Determine Benefit and/or Burden

Given what you have learned from data and from stakeholder involvement...

3 – How will the policy, initiative, program, or budget issue increase or decrease racial equity? What are potential unintended consequences? What benefits may result? Are the impacts aligned with your department's community outcomes that were defined in Step 1?

Decrease Racial Equity

Without controls, the program could decrease racial equity by increasing the utility rates of non-participants. A rate increase could disproportionately impact BIPOC residents. Additionally, communities could be negatively impacted, without their knowledge or influence, by a renewable development supported by this program, and the program could support a vendor with a poor social justice legacy. Additionally, City Light assumes only large international firms will be qualified to prime this project, and it may not be looking to advertise this opportunity with local BIPOC-owned firms that could also qualify but don't have the presence of larger companies.

Increase Racial Equity

The program could increase racial equity potentially by freeing-up more clean hydro supply for City Light to sell to CA utilities that would otherwise use dirtier supply. With the right vendor evaluation criteria, the program could provide more opportunities to support the employment of BIPOC businesses or BIPOC-based apprenticeships in the community where the development is placed. With a refined design or in a future phase, the program could also support the development of solar energy on Seattle-area affordable housing developments.

Unintended Consequences

The program does not gain traction because the value City Light places on race and social justice outcomes makes the program too expensive or executed too far in the future for participants or too restrictive to attract qualified vendors.

The vendor selection process selects a vendor that lacks the qualifications to conduct all aspects of the project successfully because the City's evaluation criteria placed too high a value on a vendor's race and social justice practices.

Step 4 – Advance Opportunity or Minimize Harm

4 – How will you address the impacts (including unintended consequences) on racial equity? What strategies address immediate impacts? What strategies address root causes of inequity listed in Q.6? How will you partner with stakeholders for long-term positive change? If impacts are not aligned with desired community outcomes, how will you re-align your work?

- A. Customers who participate in the program will pay a premium on their bill to cover the incremental program costs and avoid cost shifting to non-participants.
1. Program rate costs currently plan to include the following elements:
 - i. Energy Cost/PPA rate
 - ii. Fixed transmission
 - iii. Variable transmission
 - iv. Ancillary services
 - v. Energy Imbalance Market Nodal Cost
 - vi. Transmission resale
 - vii. Curtailment/redispach costs
 - viii. Carbon costs
 - ix. REC costs
 - x. CETA costs
 - xi. Administrative costs
 - xii. Surplus Resale
 - xiii. Re-Supply Costs
 - xiv. Cost of declaring EIM resource
 - xv. Risk Premium
 - xvi. Undersubscription
 - xvii. Proxy resource
 2. Customer contract terms will contain early termination clauses requiring customers to pay penalties to cover lost expected revenue or find substitute customers to assume the remaining term of the contract.
 3. Use customer reimbursement structures that minimize financial risk to City Light
 4. Execute a program only once it is "fully subscribed." City Light will not execute a contract with a renewable energy developer until it has commitments with customers that will purchase the expected output of the project.

- B. City Light will include vendor selection criteria in the RFP that values bidders with a track record and policy for supporting community members with subcontracting or apprenticeship opportunities, and policies / legacy of collaboratively engaging BIPOC communities when identifying and developing projects.
- C. City Light may explore future iterations of this program that could support solar on affordable housing projects in City Light's territory.

Step 5 – Evaluate. Raise Racial Awareness. Be Accountable.

5a – How will you evaluate and be accountable? How will you evaluate and report impacts on racial equity over time? What is your goal and timeline for eliminating racial inequity? How will you retain stakeholder participation and ensure internal and public accountability? How will you raise awareness about racial inequity related to this issue?

- We will monitor program costs to ensure the program does not impact the rates of non-participants. We will make improvements to rate calculations and other program terms in future phases based on experience.
- Seattle City Council will be informed that a foundational component of this program is not to impact the rates of non-participants and included it in the program's authorizing legislation.
- We will continue to work with stakeholders to explore how this program can influence job creation and the development of solar in affordable housing developments.
- We can attempt to report on how this program reduced pollution in other utility territories, but how to do that has not been defined.

5b – What is unresolved? What resources/partnerships do you still need to make changes?

- We need to do more work to understand how a program like this can help achieve desired race and social justice outcomes.
- We need to do more work on how to apply RET criteria to a project like this, including incorporating RFP evaluation criteria to evaluate a vendor's alignment with City Light's race and social justice goals. As well as ensure the development of the program process meets our RSJI objectives.
- We need to do more work to understand how the rate will be guaranteed to cover all program costs and the program does not have unintended spillover effects impacting the ability to develop or deliver other programs.

Step 6 – Report Back

Share analysis and report responses from Q.5a. and Q.5b. with Department Leadership and Change Team Leads and members involved in Step 1.

Renewable Plus Program Rate ORD

Sustainability, City Light, Arts & Culture Committee

March 21, 2025



Program Overview



Customer Problem

- Adopting aggressive climate goals
- Needing dedicated renewables with attributes

Utility Solution

- Contract for new, regional wind or solar
- Integrate and transmit to City Light territory
- Meet customer load with new resource
- Retire Renewable Energy Credits (RECs) on behalf of subscribers

SMC 21.49.089 (Sept 2021)

Establishes the Renewable Plus Program

- Authority to contract for up to 20 years with
 - Energy developers through Power Purchase Agreements (PPAs)
 - Subscribing customers through Participation Agreements (PAs)



Customer Focus

Initial Design

- Driven by needs from large customers

Today...

- Broader customer adoption of climate goals
- Companion programs driving customer need
 - International Living Future Institute (ILFI), Living Building Challenge
 - Seattle Department of Construction and Inspections (SDCI), Living Building Pilot Program



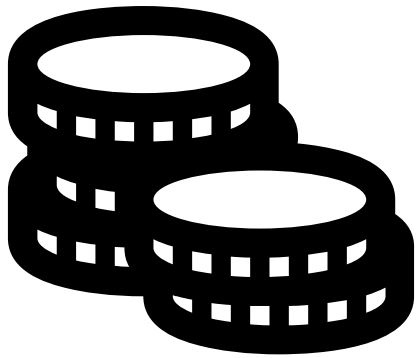
Renewable Energy Products

2 PPAs signed in April 2024

- 87 MW of new solar
- Located in central Oregon
- BPA Transmission to City Light
- Guaranteed output = 184,409 MWh
- Commercial operation in Q1 2026



Methodology to set Rate Premium



1.47cents/kWh

Design

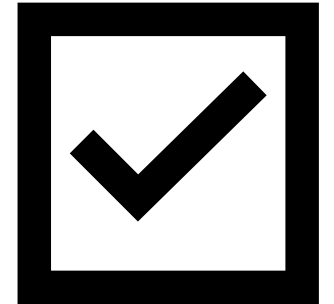
- Avoids cost-shifting to non-participants
- Charges are in addition to customer base rate
- Rate premium is fixed for initial 3-year term, refreshed thereafter with general rate update

Inputs

- Customer subscription and guaranteed generation
- Program design and administration costs
- Value of RECs

Program updates represented in Ordinance

- Removes minimum consumption threshold for participation
 - Allows program rules to be defined by utility
- Establish the program premium for 2026-2028
 - Premium is 1.47cents/kWh
- Updates language for clarity and flexibility



THANK YOU



Seattle City Light



Legislation Text

File #: CB 120954, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

WHEREAS, the Seattle Department of Construction and Inspections requires that applications for short plats, lot boundary adjustments, and unit lot subdivisions be reviewed by other City departments as a condition of its approval of such property divisions; and

WHEREAS, it is the intent of The City of Seattle that each lot created by such property divisions has adequate access and rights for placement, operation, and maintenance of all utilities including electrical service; and

WHEREAS, the access and rights for such utilities are provided by means of utility easements in the final approved short plats, lot boundary adjustments, and unit lot subdivisions granted by the property owners; and

WHEREAS, the Seattle City Charter, Article IV, Section 14, requires that all acquisition and disposal of real property interests shall be by ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle accepts the easements for overhead or underground electrical distribution rights upon, under, and across the real property in King County, Washington, as more particularly described in the short plats, lot boundary adjustments, and unit lot subdivisions approved by the Seattle Department of Construction and Inspections, with the easements granted to The City of Seattle by the following persons or

entities identified as follows:

SHANNONSIDE DEVELOPMENT LLC; SDCI #3038031; approved January 12, 2024; K.C.

Recording #20240125900001;

ROLAND DEVELOPMENT LLC; SDCI #3040387; approved December 18, 2023; K.C. Recording

#20240112900003;

D & C HOMES LLC; SDCI #3040396; approved January 12, 2024; K.C. Recording #20240125900002;

BROTHERS K DEVELOPMENT LLC; SDCI #3040536; approved December 20, 2023; K.C.

Recording #20240111900004;

D & C HOMES LLC; SDCI #3040570; approved December 6, 2023; K.C. Recording

#20240103900010;

EBM RE XI LLC; SDCI #3040575; approved December 1, 2023; K.C. Recording #20240103900017;

SEATTLE CUSTOM CONTRACTORS LLC; SDCI #3040595; approved December 18, 2023; K.C.

Recording #20240103900004;

SEATTLE CUSTOM CONTRACTORS LLC; SDCI #3040675; approved December 18, 2023; K.C.

Recording #20240112900001;

2417 NW 60TH ST LLC; SDCI #3040717; approved December 28, 2023; K.C. Recording

#20240104900001;

GREENBUILT DEVELOPMENT LLC; SDCI #3040746; approved December 20, 2023; K.C.

Recording #20240104900004;

SEATTLE CUSTOM CONTRACTORS LLC; SDCI #3040835; approved December 18, 2023; K.C.

Recording #20240112900002;

CITY HOMES 9216 DEVELOPMENT LP; SDCI #3040841; approved December 28, 2023; K.C.

Recording #20240111900001;

HUBER MARK HUBER ARLENE; SDCI #3040937; approved January 10, 2024; K.C. Recording

#20240118900006;

MRN HOMES LLC; SDCI #3041089; approved December 28, 2023; K.C. Recording

#20240111900003;

GREENBUILT DEVELOPMENT LLC; SDCI #3041092; approved January 12, 2024; K.C. Recording

#20240118900007;

408 ALOHA ST LLC; SDCI #3041110; approved December 28, 2023; K.C. Recording

#20240111900002;

MRN HOMES LLC; SDCI #3041117; approved December 18, 2023; K.C. Recording

#20240103900015;

QURESHI FAISAL RAHMAN SUFIA; SDCI #3038753; approved January 12, 2024; K.C. Recording

#20240201900003;

PIVOTAL HOMES LLC; SDCI #3039444; approved February 9, 2024; K.C. Recording

#20240215900002;

J&T DEVELOPMENT LLC; SDCI #3040399; approved February 2, 2024; K.C. Recording

#20240212900010;

505 11TH LLC; SDCI #3040455; approved January 25, 2024; K.C. Recording #20240212900013;

LOF HOLDING COMPANY LLC; SDCI #3040467; approved February 2, 2024; K.C. Recording

#20240212900012;

LEGENDARY HOMES INC; SDCI #3040722; approved January 18, 2024; K.C. Recording

#20240215900006;

AMERICAN DREAM REALTY INVESTMENT GROUP 12 LLC; SDCI #3040889; approved January 25, 2024; K.C. Recording #20240212900009;

EBM RE 12 LLC; SDCI #3040961; approved January 25, 2024; K.C. Recording #20240212900014;

NW CAPITAL LLC; SDCI #3041091; approved January 12, 2024; K.C. Recording #20240202900002;

MRN HOMES LLC; SDCI #3041118; approved January 12, 2024; K.C. Recording #20240131900001;

FINDLAY HOMES LLC; SDCI #3041341; approved February 9, 2024; K.C. Recording

#20240215900004;

LE INVESTMENT GROUP LLC MAIS WAY LLC; SDCI #3037388; approved March 4, 2024; K.C.

Recording #20240318900006;

8318 13TH LLC; SDCI #3038194; approved February 15, 2024; K.C. Recording #20240301900002;

SMITH CARLO D; SDCI #3039821; approved February 22, 2024; K.C. Recording #20240226900003;

MODERN HOMES LLC; SDCI #3039841; approved February 29, 2024; K.C. Recording

#20240301900001;

CITY HOMES 3835 DEVELOPMENT LP; SDCI #3040244; approved March 4, 2024; K.C. Recording

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PROJECT 635 LLC; SDCI #3040288; approved March 4, 2024; K.C. Recording #20240318900002;

ROLAND DEVELOPMENT LLC; SDCI #3040385; approved February 29, 2024; K.C. Recording

#20240301900004;

ALJACON LLC; SDCI #3040618; approved March 14, 2024; K.C. Recording #20240318900004;

BARBER KIER MELANE TRACY BARBER SCOTT MERRILL; SDCI #3040739; approved January

24, 2024; K.C. Recording #20240226900004;

C&D HOMES LLC; SDCI #3040800; approved February 26, 2024; K.C. Recording #20240308900004;

CJE PROPERTIES LLC; SDCI #3040803; approved February 9, 2024; K.C. Recording

#20240229900004;

CITY HOMES 9216 DEVELOPMENT LP; SDCI #3040850; approved February 15, 2024; K.C.

Recording #20240229900002;

5116 C & H PROPERTY LLC; SDCI #3040868; approved March 7, 2024; K.C. Recording

#20240318900003;

AE CONSTRUCTION LLC; SDCI #3040913; approved February 2, 2024; K.C. Recording
#20240308900003;

AE CONSTRUCTION LLC; SDCI #3040923; approved February 9, 2024; K.C. Recording
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MRN HOMES LLC; SDCI #3036542; approved February 15, 2024; K.C. Recording
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8318 13TH LLC; SDCI #3038217; approved March 21, 2024; K.C. Recording #20240329900002;
ECOCLINE HOLDINGS 3 LLC; SDCI #3039272; approved March 26, 2024; K.C. Recording
#20240408900009;

PEELER CONSTRUCTION LLC; SDCI #3039672; approved April 6, 2024; K.C. Recording
#20240424900005;

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#20240424900008;

RONG RACHEL; SDCI #3040168; approved April 5, 2024; K.C. Recording #20240425900001;
SDAO 1628 LLC; SDCI #3040488; approved April 16, 2024; K.C. Recording #20240424900004;
SHEP DPG LLC; SDCI #3040597; approved April 8, 2024; K.C. Recording #20240426900002;
NORKIRK LLC; SDCI #3040727; approved February 2, 2024; K.C. Recording #20240329900006;
MRN HOMES LLC; SDCI #3041098; approved April 5, 2024; K.C. Recording #20240425900004;
EBM RE 16 LLC; SDCI #3041109; approved March 18, 2024; K.C. Recording #20240329900005;
MRN HOMES LLC; SDCI #3041141; approved March 22, 2024; K.C. Recording #20240416900001;
STATION 49 LLC, KELLY THOMAS P, GRZMIEL JAKUB, & GRZMIEL MAGDALENA; SDCI
#3041200; approved March 21, 2024; K.C. Recording #20240402900001;

IN DEVELOPMENT LLC; SDCI #3041262; approved April 1, 2024; K.C. Recording
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EBC CONSULTING GROUP LLC; SDCI #3041317; approved March 19, 2024; K.C. Recording
#20240408900007;

CITY HOMES 3831 DEVELOPMENT; SDCI #3041430; approved April 8, 2024; K.C. Recording
#20240425900003;

MRN HOMES LLC; SDCI #3041491; approved March 19, 2024; K.C. Recording #20240408900003;
LEGENDARY HOMES INC; SDCI #3039091; approved April 24, 2024; K.C. Recording
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PROJECT 635 LLC; SDCI #3040290; approved April 22, 2024; K.C. Recording #20240508900007;
MIAO JUNNAN & LI YANG; SDCI #3040793; approved May 8, 2024; K.C. Recording
#20240522900001;

EBM RE 15 LLC; SDCI #3041022; approved April 8, 2024; K.C. Recording #20240516900002;
2106 15TH LLC; SDCI #3041090; approved May 7, 2024; K.C. Recording #20240516900008;
6032 50TH AVE NE LLC; SDCI #3041134; approved May 2, 2024; K.C. Recording
#20240516900003;

TOWERING TREES LLC; SDCI #3041215; approved May 6, 2024; K.C. Recording
#20240516900010;

2372 FRANKLIN PROPERTY DEVELOPMENT; SDCI #3041247; approved May 17, 2024; K.C.
Recording #20240521900005;

BALLARD 119 LLC; SDCI #3041363; approved May 2, 2024; K.C. Recording #20240515900001;
WILLOW INVESTMENT LLC; SDCI #3036673; approved May 22, 2024; K.C. Recording
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WILLOW INVESTMENT LLC; SDCI #3036674; approved March 7, 2024; K.C. Recording
#20240531900005;

1 DRAVUS ST LLC, MICKUS ANDREW; SDCI #3039094; approved May 31, 2024; K.C. Recording

#20240605900021;

1301 31ST LLC; SDCI #3039820; approved May 22, 2024; K.C. Recording #20240531900003;

GARTON DEVELOPMENTS LLC; SDCI #3039923; approved May 31, 2024; K.C. Recording

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EBM RE 16 LLC; SDCI #3040721; approved June 6, 2024; K.C. Recording #20240614900004;

TCB HOMES LLC; SDCI #3040819; approved June 6, 2024; K.C. Recording #20240620900003;

ONE 356 LLC; SDCI #3041289; approved May 31, 2024; K.C. Recording #20240606900003;

MODERN HOMES LLC; SDCI #3041391; approved May 22, 2024; K.C. Recording

#20240606900002;

LIVE URBAN 2 LLC; SDCI #3041402; approved May 22, 2024; K.C. Recording #20240531900002;

MODERN HOMES LLC; SDCI #3041406; approved May 22, 2024; K.C. Recording

#20240620900001;

BEACON AVE PROPERTIES LLC; SDCI #3038111; approved June 21, 2024; K.C. Recording

#20240705900002;

SEVEN HILLS HOLDINGS LLC; SDCI #3039329; approved July 11, 2024; K.C. Recording

#20240724900001;

GARTON DEVELOPMENTS LLC; SDCI #3039801; approved July 11, 2024; K.C. Recording

#20240718900007;

LOTT LEE & LOTT PATRICIA; SDCI #3039920; approved July 1, 2024; K.C. Recording

#20240705900003;

DOMAIN HOMES LLC; SDCI #3040414; approved February 15, 2024; K.C. Recording

#20240628900002;

629 W EMERSON LLC; SDCI #3040582; approved July 11, 2024; K.C. Recording #20240712900003;

13TH AVE LLC; SDCI #3040635; approved June 21, 2024; K.C. Recording #20240711900003;

836 MARKET LLC; SDCI #3040647; approved June 11, 2024; K.C. Recording #20240705900001;
ASHWORTH HOMES LLC; SDCI #3040711; approved July 11, 2024; K.C. Recording
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ASHWORTH HOMES LLC; SDCI #3040718; approved July 11, 2024; K.C. Recording
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MRN HOMES LLC; SDCI #3041071; approved July 2, 2024; K.C. Recording #20240712900002;
3821 ASHWORTH AVE N LLC; SDCI #3041456; approved June 26, 2024; K.C. Recording
#20240718900006;

BUILD SOUND LLC; SDCI #3041470; approved July 1, 2024; K.C. Recording #20240711900002;
EBM RE 16 LLC; SDCI #3040719; approved July 26, 2024; K.C. Recording #20240809900002;
AKA INVESTORS LLC; SDCI #3040856; approved June 23, 2024; K.C. Recording
#20240826900001;

MID CITY BUILDERS LLC; SDCI #3041624; approved July 29, 2024; K.C. Recording
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NOVA HOMES LLC; SDCI #3041675; approved July 29, 2024; K.C. Recording #20240823900004;
EBM RE 16 LLC; SDCI #3041735; approved July 26, 2024; K.C. Recording #20240802900002;
NGUYEN FAMILY INVESTMENTS LLC; SDCI #3041817; approved July 26, 2024; K.C. Recording
#20240809900004;

DEMBO GREGORY & DEMBO, YULIA; SDCI #3038238; approved September 26, 2024; K.C.
Recording #20240924900007;

WESTCOST HOMES LLC; SDCI #3040400; approved August 12, 2024; K.C. Recording
#20240905900009;

4912 MLK JR WAY S LLC; SDCI #3040980; approved August 8, 2024; K.C. Recording
#20240830900002;

3623 13TH AVE W LLC; SDCI #3041457; approved August 15, 2024; K.C. Recording

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1408 QUEEN ANNE HOMES LLC; SDCI #3041502; approved August 23, 2024; K.C. Recording

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GARTON DEVELOPMENTS LLC; SDCI #3041687; approved August 23, 2024; K.C. Recording

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8318 13TH LLC; SDCI #3039836; approved July 29, 2024; K.C. Recording #20240924900010;

EBM RE 17 LLC; SDCI #3040790; approved September 20, 2024; K.C. Recording #20241002900011;

GREENWAY HOMES LLC; SDCI #3040799; approved October 2, 2024; K.C. Recording

#20241018900001;

LUCKY JOHN LLC; SDCI #3040915; approved September 23, 2024; K.C. Recording

#20241002900009;

SMAI SABRINA; SDCI #3041663; approved September 20, 2024; K.C. Recording #20241004900007;

MRN HOMES LLC; SDCI #3041871; approved September 20, 2024; K.C. Recording

#20241002900010;

MERN REALTY I LLC; SDCI #3039399; approved September 24, 2024; K.C. Recording

#20241030900034;

MODERN HOMES LLC; SDCI #3039812; approved October 31, 2024; K.C. Recording

#20241114900005;

GREENWAY HOMES LLC; SDCI #3040454; approved November 8, 2024; K.C. Recording

#20241114900003;

AE CONSTRUCTIONS LLC; SDCI #3041000; approved August 23, 2024; K.C. Recording

#20241030900032;

1625 21ST AVE LLC; SDCI #3041112; approved November 8, 2024; K.C. Recording

#20241114900006;

5201 SAND POINT PL NE LLC; SDCI #3041403; approved November 8, 2024; K.C. Recording

#20241121900001;

PRH INVESTMENTS LLC; SDCI #3041450; approved October 18, 2024; K.C. Recording

#20241114900004;

LIVE URBAN 2 LLC; SDCI #3041724; approved October 31, 2024; K.C. Recording

#20241112900005;

ROLAND DEVELOPMENT LLC; SDCI #3041753; approved October 17, 2024; K.C. Recording

#20241104900001;

619 MALDEN AVE E LLC; SDCI #3041941; approved October 24, 2024; K.C. Recording

#20241112900006;

R THORESON HOMES LLC; SDCI #3042004; approved October 15, 2024; K.C. Recording

#20241030900031;

BLUEPRINT 2521 LLC, MT BAKERSVILLE; SDCI #3037872; approved July 15, 2024; K.C.

Recording #20241206000168;

CH 914 DEV LP; SDCI #3041428; approved December 2, 2024; K.C. Recording #20241216900005;

USONIA HOLDINGS LLC; SDCI #3041472; approved November 22, 2024; K.C. Recording

#20241206900002;

9020 13TH AVE NW LLC; SDCI #3041850; approved December 6, 2024; K.C. Recording

#20241216900006;

IN DEVELOPMENT LLC; SDCI #3042011; approved December 16, 2024; K.C. Recording

#20241218900004;

PEELER CONSTRUCTION LLC; SDCI #3042095; approved December 6, 2024; K.C. Recording #20241218900002.

Section 2. The real property interests conveyed by the easements in Section 1 of this ordinance are placed under the jurisdiction of the City Light Department.

Section 3. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 4. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Seattle City Light	Andrew Strong	Greg Shiring

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

This ordinance accepts 129 easements for overhead and underground electrical rights in King County, Washington. These easements are contained in short plats, lot boundary adjustments, and unit lot subdivisions approved by the Seattle Department of Construction and Inspections (SDCI).

SDCI requires that applications for short plats, lot boundary adjustments, and unit lot subdivisions be reviewed by other City departments. Each lot created in such property divisions needs to have adequate access for all utilities, including electrical service. The access for such utilities is provided by the means of utility easements in the final approved short plats, lot boundary adjustments, and unit lot subdivisions recorded with King County.

The Seattle City Charter requires that all acquisition and disposal of real property interests must be by ordinance. City Light periodically requests that the City Council accept by ordinance all the electrical service easements acquired through land use permitting actions.

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.

Not applicable.

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

City Light cannot provide electrical service for these customers without the easements being in place. The financial cost of not implementing this legislation would be the forgone revenue from these customer accounts.

4. OTHER IMPLICATIONS

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

This legislation accepts the electrical service easements contained in short plats, lot boundary adjustments, and unit lot subdivisions, acquired through land use permitting actions by SDCI during the prior years.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property.**

Yes. These easements are mapped in the Seattle City Light's Real Property Geographic Information System (GIS).

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

There are no perceived impacts. Not applicable.

- d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way?**

No.

- 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?**

No.

- 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?**

Not applicable.

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: None.

Distribution & Platted Easements ORDs

Sustainability, City Light, Arts & Culture Committee

March 21, 2025



Seattle City Light

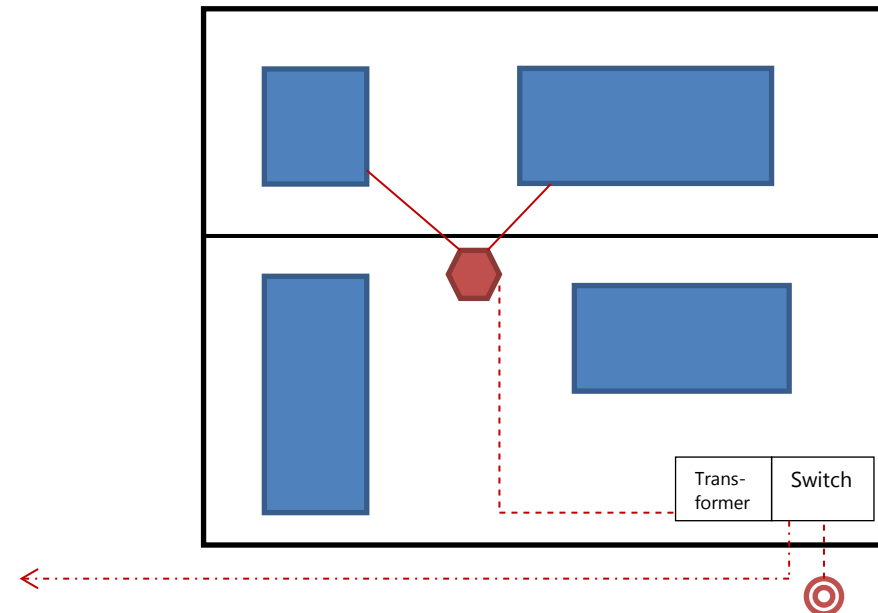
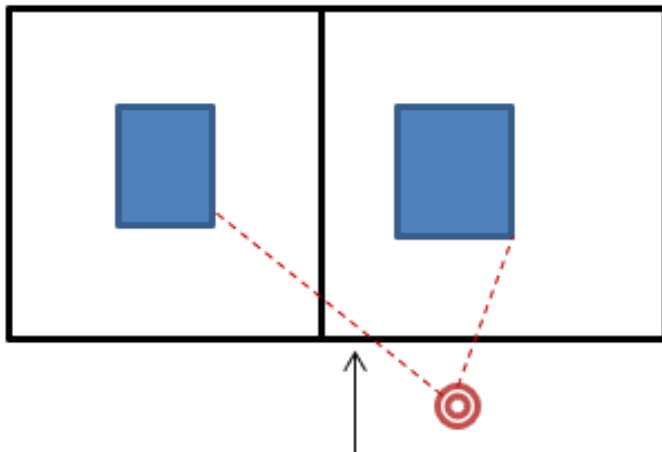
WE POWER SEATTLE

Why We Are Here

- An **easement** is a legal right to use or access the land of another for a specific purpose, without a possessory interest.
- The Seattle City Charter requires that all acquisition and disposal of real property interests must be by ordinance.
- City Light periodically requests that the City Council accept by ordinance the electrical service easements acquired through changes in our distribution system and through land use permitting actions.

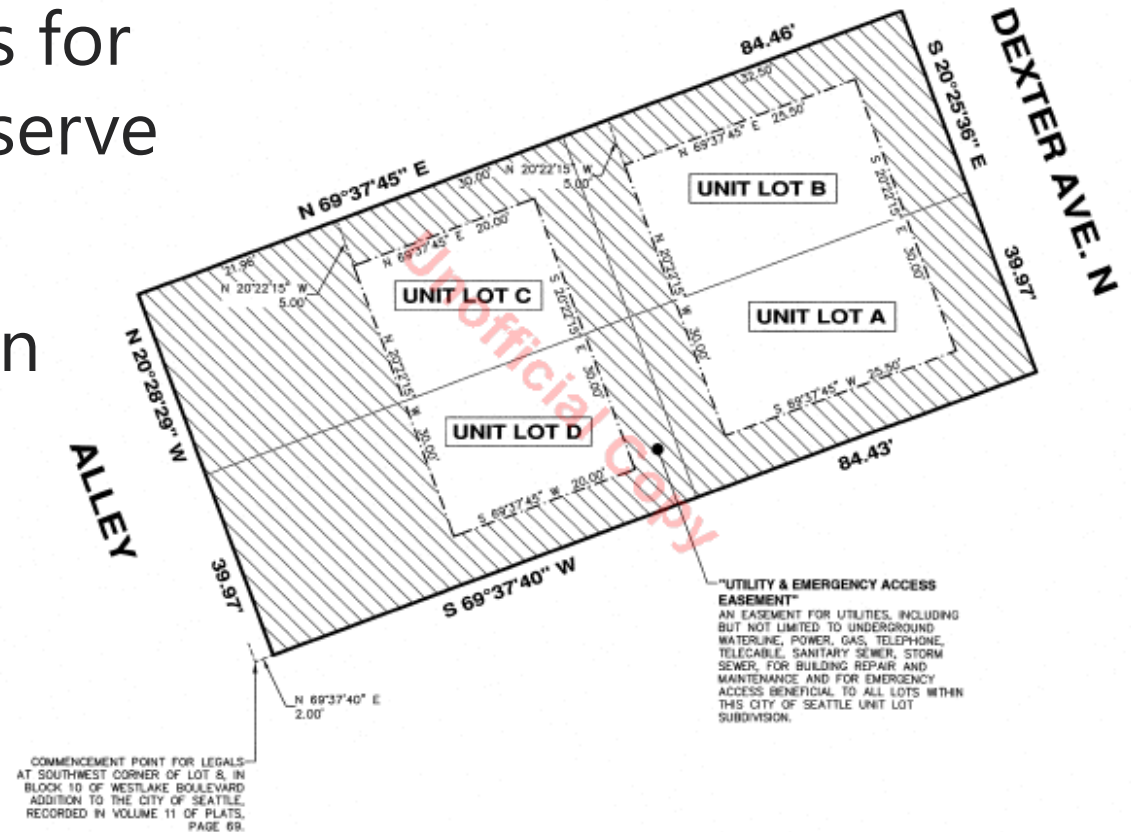
2024 Distribution Easements

- Number of Accepted Easements: 61
- Distribution easements are required whenever portions of City Light's distribution system are located on private property
- The distribution system can be overhead (poles, wires, transformers, anchors), underground (vaults, handholes, conduits, pad-mount equipment, wire) or a combination of both



2024 Platted Easements

- Number of Accepted Easements: 129
- Provide required property rights for electrical facilities necessary to serve our customers power needs.
- These easement are contained in short plats, lot boundary adjustments, and unit lot subdivisions.



THANK YOU



Seattle City Light



Legislation Text

File #: CB 120953, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

WHEREAS, the City Light Department (“City Light”) requires that the owner of a new or altered electrical service obtain for The City of Seattle (“City”) a utility easement whenever City Light conductors must pass over, under, or through the property of another person, or when service equipment such as poles or vaults must be located either on the property being served or the property of a third party; and

WHEREAS, City Light has obtained, on behalf of the City, the necessary easements to provide electrical service from the property owners listed herein; and

WHEREAS, the Seattle City Charter, Article IV, Section 14, requires that all acquisition and disposal of real property interests shall be by ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle accepts the following easements, each granting to The City of Seattle an easement for overhead or underground electrical distribution rights upon, under, and across the real property in King County, Washington, as more particularly described in the document listed after each Grantor’s name:

FRED HUTCHINSON CANCER CENTER; dated January 24, 2024; SCL P.M. #250429-2-028; K.C.
Recording #20240130000302;

PATEL, SAFVAN & BHURA, FARHIN; dated February 5, 2024; SCL P.M. #230422-3-028; K.C.
Recording #20240213000140;

MICHELLE & CHRIS L HUMPHREYS; dated February 26, 2024; SCL P.M. #250418-2-0112; K.C.

Recording #20240305000543;

LONGFELLOW LANDING LLC; dated February 27, 2024; SCL P.M. #240325-1-036; K.C. Recording

#20240305000551;

1136 31ST AVE LLC; dated February 14, 2024; SCL P.M. #240404-4-0144; K.C. Recording

#20240305000553;

MREG YESLER LLC; dated March 18, 2024; SCL P.M. #240409-4-026; K.C. Recording

#20240326000380;

GEM CONSTRUCTION INC; dated March 6, 2024; SCL P.M. #240336-4-066; K.C. Recording

#20240401000230;

SAPPHIRE HOMES INC; dated April 15, 2024; SCL P.M. #230407-3-031; K.C. Recording

#20240423000632;

JENNY HUYNH, PHUONG NGUYEN, TRUNG PHAN & TRUC AU; dated April 18, 2024; SCL P.M.

#230414-3-016; K.C. Recording #20240422000513;

ANDREE N. YEN & THERESA R. YEN; dated April 18, 2024; SCL P.M. #260408-1-047; K.C.

Recording #20240425000690;

JANIS A. PERTI & "JOHN/JANE DOE" PERTI; dated April 18, 2024; SCL P.M. #260408-1-048; K.C.

Recording #20240425000737;

JAMES ARTHUR NOYES & MARGARET ANN NOYES; dated April 18, 2024; SCL P.M. #260408-2

-044; K.C. Recording #20240425000735;

ELIASS ALFI & LISA ALFI; dated April 18, 2024; SCL P.M. #260408-3-030; K.C. Recording

#20240425000734;

FRANK TE YANG CHIU & "JANE/JOHN DOE" CHIU; dated April 18, 2024; SCL P.M. #260417-3-

047; K.C. Recording #20240425000732;

MARK BALLANTINE; dated April 18, 2024; SCL P.M. #260408-1-050; K.C. Recording
#20240425000736;

ROBERT A. LLOYD; dated April 18, 2024; SCL P.M. #260405-1-029; K.C. Recording
#20240425000698;

NORTHGATE WEST CONDOMINIUM ASSOCIATION; dated April 18, 2024; SCL P.M. #260429-3-
032; K.C. Recording #20240425000730;

ELIZABETH R. VOLK & "JOHN/JANE" DOE" VOLK; dated April 18, 2024; SCL P.M. #260405-1-
030; K.C. Recording #20240425000697;

STEPHANIE SEE F/K/A STEPHANIE WILMORE; dated April 18, 2024; SCL P.M. #260405-1-031;
K.C. Recording #20240425000695;

ISIDRO RODRIGUEZ; dated April 18, 2024; SCL P.M. #260405-1-032; K.C. Recording
#20240425000694;

JESSE A. DOSHER; dated April 18, 2024; SCL P.M. #260405-1-033; K.C. Recording
#20240425000696;

TAMMY L. FAIRBANKS & KAREN NAPORA; dated April 18, 2024; SCL P.M. #260405-1-034; K.C.
Recording #20240425000693;

ROBERT VALDEZ; dated April 18, 2024; SCL P.M. #260405-1-036; K.C. Recording
#20240425000692;

MIGUEL ANGEL GONZALEZ; dated April 18, 2024; SCL P.M. #260405-1-038; K.C. Recording
#20240425000691;

CITY OF SHORELINE; dated April 18, 2024; SCL P.M. #260417-3-053; K.C. Recording
#20240425000731;

BRANDY RANGER & ALEXANDRA KAZAKOVA; dated April 18, 2024; SCL P.M. #260405-1-035;
K.C. Recording #20240430000449;

LUNA SANCHEZ DEVELOPMENT CORP; dated April 22, 2024; SCL P.M. #230418-1-012; K.C.

Recording #20240506000187;

FM SHORELINE LH LLC; dated April 22, 2024; SCL P.M. #2604072-038; K.C. Recording

#20240506000196;

104TH ST CONDOS LLC; dated May 13, 2024; SCL P.M. #260432-1-043; K.C. Recording

#20240513000494;

TRUNG & CHAU LE; dated April 30, 2024; SCL P.M. #230408-2-024; K.C. Recording

#20240514000185;

YIBELTAL YIMENU & BELINE WOLDE; dated April 18, 2024; SCL P.M. #260417-3-046; K.C.

Recording #20240508000706;

IN DEVELOPMENT LLC; dated May 7, 2024; SCL P.M. #240336-1-047; K.C. Recording

#20240514000699;

FAIG NOVRUZOV; dated May 29, 2024; SCL P.M. #230420-2-026; K.C. Recording

#20240604000174;

AMY L LANDERS & HWEI M QUEK; dated May 31, 2024; SCL P.M. #230325-4-020; K.C.

Recording #20240604000180;

PULTE HOMES OF WASHINGTON INC; dated June 7, 2024; SCL P.M. #260418-3-050; K.C.

Recording #20240701000806;

HOLLYWOOD 3512 LLC; dated June 7, 2024; SCL P.M. #240407-2-048; K.C. Recording

#20240605000363;

CENTERPOINT MEDICAL PROPERTIES LLC; dated June 3, 2024; SCL P.M. #240323-4-055; K.C.

Recording #20240715000325;

LIEU THANH DIEC & TU HOANG KIM; dated April 11, 2024; SCL P.M. #230406-4-011; K.C.

Recording #20240502000682;

NORTHGATE AFFORDABLE HOUSING LLLP; dated July 23, 2024; SCL P.M. #260432-2-009; K.C. Recording #20240812000299;

CAITLIN BARROW & KYLE HOUSER; dated July 27, 2024; SCL P.M. #230404-2-023; K.C. Recording #20240813000538;

SELVEDIN & MUAMERA LIZDE; dated August 21, 2024; SCL P.M. #230422-1-058; K.C. Recording #20240827000375;

8TH AVE CONDOS LLC; dated September 3, 2024; SCL P.M. #260325-1-017; K.C. Recording #20240903000921;

CHARLES HENRY BELTMAN; dated August 20, 2024; SCL P.M. #260405-1-037; K.C. Recording #20240827000979;

DEBORAH A. HOWELL & DANIEL R. HOWELL; dated August 20, 2024; SCL P.M. #260405-1-040; K.C. Recording #20240827000980;

RONALD O. LITTLE & DIANE E. LITTLE; dated August 20, 2024; SCL P.M. #260405-1-039; K.C. Recording #20240827000981;

KLOEY CHAN & ELVIS TRAN; dated August 20, 2024; SCL P.M. #260405-1-041; K.C. Recording #20240827000982;

MARIA MARSICANO; dated September 10, 2024; SCL P.M. #230408-1-046; K.C. Recording #20240923000351;

SHORELINE 155TH LLC; dated August 18, 2024; SCL P.M. #260417-3-048; K.C. Recording #20240923000353;

THORNTON CREEK COMMUNITY LLC; dated September 10, 2024; SCL P.M. #260421-3-056; K.C. Recording #20240923000437;

KEY DEVELOPMENT LLC; dated September 24, 2024; SCL P.M. #240336-1-049; K.C. Recording #20241001000883;

JAY J. HAHN & "JANE/JOHN DOE" HAHN; dated October 2, 2024; SCL P.M. #260408-1-049; K.C. Recording #20241007000703;

DARRON CAGE & JEANE MORRIS; dated June 28, 2024; SCL P.M. #230421-1-061; K.C. Recording #20241021000535;

MIRZA HANKIC; dated July 22, 2024; SCL P.M. #230421-1-060; K.C. Recording #20241021000541;

GARWIN LONG & PING FANG; dated October 29, 2024; SCL P.M. #240421-3-037; K.C. Recording #20241030000200;

CH 4404 DEV LP; dated October 29, 2024; SCL P.M. #240415-4-010; K.C. Recording #20241104000894;

MRN HOMES LLC; dated October 10, 2024; SCL P.M. #250407-4-039; K.C. Recording #20241104000898;

ACG KINECT SHORLINE OWNER LLC; dated October 31, 2024; SCL P.M. #260405-4-026; K.C. Recording #20241114000800;

MARIAN READ; dated October 11, 2024; SCL P.M. #230421-1-059; K.C. Recording #20241118000023;

YEVGENIY BALASHOV & LUDMILA HANLEY; dated November 5, 2024; SCL P.M. #260420-4-067; K.C. Recording #20241107000313;

T&H PROPERTIES OF SEATTLE LLC; dated November 7, 2024; SCL P.M. #260302-4-023; K.C. Recording #20241126000072;

THE AISHA JILL MORGAN 2004 FAMILY TRUST; dated December 5, 2024; SCL P.M. #240422-1-012; K.C. Recording #20241230000322.

Section 2. The real property interests conveyed by the easements in Section 1 of this ordinance are placed under the jurisdiction of the City Light Department.

Section 3. Any act consistent with the authority of this ordinance taken prior to its effective date is

hereby ratified and confirmed.

Section 4. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Seattle City Light	Andrew Strong	Greg Shiring

1. BILL SUMMARY

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AN ORDINANCE relating to the City Light Department; accepting the following easements for electrical distribution rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

City Light requires that the owner of a new or altered electrical service provide The City of Seattle with a utility easement whenever City Light facilities must pass over, under, or through the property of another person, or when service equipment such as poles or vaults must be located either on the property being served or the property of a third party.

City Light periodically requests that the City Council accept these distribution easements by ordinance. This legislation will accept the 61 distribution easements that have been received and recorded since the previous distribution easement acceptance ordinance was adopted.

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

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.

Yes. These easements are mapped in the Seattle City Light's Real Property Geographic Information System (GIS).

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

N/A

d. Climate Change Implications

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way?**

No.

- 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?**

No.

- 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?**

Not applicable.

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: None.