



Legislation Text

File #: CB 120611, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to Seattle Public Utilities; declaring property at 8817 Seward Park Avenue S, commonly known as the Former Henderson St Pumping Plant, as surplus to the City’s needs; authorizing the sale of this real property as a direct sale to Seattle Public Schools; authorizing the General Manager and CEO of Seattle Public Utilities to execute all documents for the sale of the property; designating the proceeds from the sale; and ratifying and confirming certain prior acts.

WHEREAS, Seattle Public Utilities’ (SPU) Drainage and Wastewater Utility owns a 10,000 square-foot parcel of real property currently described as King County Parcel Number 352404-9192 at 8817 Seward Park Avenue S (the “Property”); and

WHEREAS, Ordinance 39385, adopted in 1919, authorized the City of Seattle to condemn and acquire the Property for public purposes; and

WHEREAS, Ordinance 64831, adopted in 1934, allocated funding for the Property; and

WHEREAS, Ordinance 66113, adopted in 1936, placed the Property under the jurisdiction and control of the Board of Park Commissioners; and

WHEREAS, The City of Seattle constructed the Henderson Street Pumping Station on the Property, as part of the Henderson Street Trunk Project, which was completed in 1937; and

WHEREAS, Ordinance 91457, adopted in 1962, transferred jurisdiction of the Property from the Park Department to the Sewer Utilities; and

WHEREAS, the Henderson Street Pumping Station was decommissioned and deconstructed in the 1970s, as King County took over the responsibility for the drainage and wastewater function and replaced the infrastructure in a different location; and

WHEREAS, the only remaining infrastructure owned by SPU on the Property is a maintenance hole; and

WHEREAS, the Seattle Public Schools (SPS) approached SPU in December 2021 to purchase this parcel as part of the multi-year project to rebuild Rainier Beach High School; and

WHEREAS, SPU declared the property as excess to its needs in an internal process in July 2022; and

WHEREAS, SPU and SPS have agreed upon the purchase and sale of the Property at the appraised value of \$1,250,000; and

WHEREAS, SPU has agreed to sell the Property according to terms in a purchase and sale agreement which was conditioned upon City Council and SPS Board approval; and

WHEREAS, Resolution 31837 adopted procedures by the Seattle City Council regarding property reuse and disposition of City-owned property (Property Disposition Procedures) by the Department of Finance and Administrative Services (FAS); and

WHEREAS, in accordance with the Property Disposition Procedures, FAS has provided internal and external notification and comment period for the Excess Property, and has published the Final Recommendation Report on the Reuse and Disposal of the Property (Final Report); and

WHEREAS, the Final Report recommends that the Property is offered for sale through a negotiated sale to SPS, and, if not sold, to be retained by SPU; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the steps taken as documented in the Final Report for sale of the Property as legally described as follows (Parcel No. 352404-9192):

PORTION OF GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SOUTH HENDERSON STREET AND THE WESTERLY LINE OF SEWARD PARK AVENUE SOUTH;
THENCE WEST ALONG SAID NORTH LINE 100 FEET;
THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SEWARD PARK AVENUE SOUTH 100 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SOUTH HENDERSON STREET 100 FEET TO THE WESTERLY LINE OF SEWARD PARK AVENUE SOUTH;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE 100 FEET TO THE BEGINNING.

Section 2. The Property is found to be no longer required for municipal purposes and is declared surplus to the City's needs.

Section 3. The General Manager and CEO of Seattle Public Utilities, or the General Manager's designee, is authorized to negotiate and to complete all agreements and any ancillary documents to sell the property to the Seattle Public School District, according to the terms in the conditional Purchase and Sale Agreement attached to this ordinance as Attachment A.

Section 4. Proceeds from the sale shall be deposited in the Seattle Public Utilities Drainage and Wastewater Fund (44010).

Section 5. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2023, and signed by me in open session in authentication of its passage this _____ day of _____, 2023.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2023.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2023.

Scheereen Dedman, City Clerk

(Seal)

Attachments:

Attachment A - Former Henderson St Pumping Plant Conditional Purchase and Sale Agreement