

**Attachment D**  
**Comment Letters Received**



Robin Gannett  
Patricia Bedor  
7709 16<sup>th</sup> Avenue SW  
Seattle, WA 98106-1840  
206.768.1954

8.8.2013

**RECEIVED**

**AUG 13 2013**

**REAL ESTATE**

Seattle City Light  
700 5<sup>th</sup> Avenue, 32<sup>nd</sup> Floor  
Seattle, WA 98124-4023

Re: Former Dumar Substation Property, 1605 SW Holden, Seattle 98106

We live at 7709 16<sup>th</sup> Ave. SW directly south of the former Dumar Substation. We have lived here thirteen and a half years. We regularly clean up this property and have done brush clearing on it.

We are unable to attend the community meeting about the substation but would like to make our opinion known.

We are very afraid that the city might use the property as a small park and want you to know the reasons why this would not be a good idea.

Traffic is heavy at this intersection and we have an average of two small car accidents (not called in to police) a week. Quite a few in the last few years are hit and leave quickly types of accidents. There are more and more major accidents. This is not a pedestrian friendly intersection.

We have a few young ladies who use the bus stops and sidewalks to sell themselves. We have endless problems with young men selling drugs at various places at this intersection. They hang out at the bus stops, the mini-mart, coffee stand and the Seven-Eleven. They use the bushes in the City Light property to urinate and defecate in. They have used our property to urinate and defecate in. We have had people sleeping out on the property often enough that it is not unusual. If the City Light fenced-in area is open (gate open) people do not hesitate to use this area to have sex, to use drugs, to urinate and defecate, and to be loud and unruly in and argue and fight.

We have loud fights and extremely loud music, or what passes for music all night long. We have the music all day and all night.

This sort of activity goes on around the fenced in area all night long and all day long. And inside the gated area if it is open.

The best use of the property would be residential. I know that the mini-mart has had five owners since we have lived here. It seems to be hard to make a go of it on that corner and no wonder what with a Seven-Eleven across the street. More retail would only add to the traffic problems and noise. The noise level is crazy as it is.

We hope for a residential property on the Dumar lot.

Thank you.



Robin Gannett and Patricia Bedor



**Genesee-Schmitz**  
NEIGHBORHOOD COUNCIL

August 15, 2013

Re: Surplus Property/Dakota Substation 4918 SW Dakota Street, West Seattle

Dear Seattle City Light,

Genesee-Schmitz Neighborhood Council is the neighborhood council for the area which encompasses the former Dakota Street Substation located at 4918 SW Dakota Street in West Seattle, a neighborhood of predominantly single-family homes.

We appreciate the opportunity to engage in a discussion with Seattle City Light because we are concerned about the future potential use of the property.

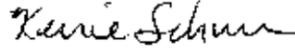
Currently, the property is viewed as a "green space." There is mature vegetation, including several notable trees, on the property. The green space serves as a peaceful buffer between the neighbors on 50<sup>th</sup> Street and traffic noise on Dakota Street. We endorse the use of the space for community or park use.

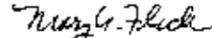
West Seattle has been experiencing high-density growth which has been disturbing and unsettling to neighbors living nearby. It is essential to preserve pockets of green space to balance the development. We oppose the sale of the property for development that is not consistent with the traditional character of the community.

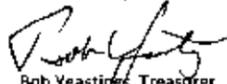
As you may be aware, Genesee Hill School is directly to the south of the former substation. The school, now closed, will be rebuilt to accommodate 600+ students. Scheduled to open in 2015-16, the front of the new building will be on the block directly across from the former substation. Any discussion of the future use of the former substation should include discussion of the new school and the student population.

Thank you for your consideration. We look forward to future dialogue about this beautiful property.

Sincerely,

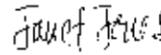
  
Kerrie Schurr, Communications Director

  
Mary K. Fleck, Secretary

  
Bob Yeastice, Treasurer

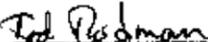
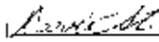
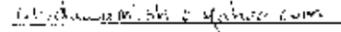
Janet Jones, Garden Coordinator

  
Karen Lyons, Botanist *xp-patch*



Cc: Sally Bagshaw  
Dow Constantine  
Richard Conlin  
Hon. Michael McGinn  
Bruce Skowyrz  
Gretchen DeDecker

We, the undersigned, neighbors, agree with the above and request that the property be preserved for community use.

Name	Contact information (optional)
	
	

Thank you for your consideration. We look forward to future dialogue about this beautiful property.

Sincerely,

s/  
Kerrie Schurr, Communications Director

s/  
Mary K. Fleck, Secretary

s/  
Bob Yeastings, Treasurer

s/  
Janet Jones, Garden Coordinator

s/  
Karen Lyons, Botanist

Cc: Sally Bagshaw  
Dow Constantine  
Richard Conlin  
Hon. Michael McGinn  
Bruce Skowrya  
Gretchen DeDecker

We, the undersigned, neighbors, agree with the above and request that the property be preserved for community use.

Name	Contact information (optional)
<u>Anne Dolan</u>	<u>akdolam@yahoo.com</u>
<u>C Emma Parker</u>	<u>CEPARKER@GMAIL.COM</u>

Michael Dawson  
Tanya Wolf  
Melissa Lubin  
Justin Jones

Pawman.michael.cs@gmail.com  
thw@w@w@gmail.com  
Lubina.Melissa@hotmail.com  
w@jant@msn.com (AND "AS IS" Use)  
for

Mary LEAF  
Bryan H. Jones

Janna V. Krawley  
Elizabeth A. Miller

4571 58<sup>TH</sup> AVE SW

lizfleck@hotmail.com

RECEIVED  
AUG 22 2013  
REAL ESTATE



Genesee-Schmitz  
NEIGHBORHOOD COUNCIL

August 20, 2013

Dave Barber  
Real Estate Services  
Seattle City Light P.O. Box 34023  
Seattle, WA 98124-4023

Re: Surplus Property/Dakota Substation 4918 SW Dakota Street, West Seattle

Dear Mr. Barber,

Enclosed please find the letter signed by community members at the meeting of the Genesee-Schmitz Neighborhood Council on August 15, 2013.

Thank you for continuing the conversation about this property which is very meaningful to us.

Sincerely,

*Mary K. Fleck*  
Mary K. Fleck, Secretary

Enc.

RECEIVED

SEP 05 2013

ENVIRONMENTAL AFFAIRS DIVISION

8/31/2013

Seattle City Light  
Environmental Affairs & Real Estate Division  
City of Seattle  
700 Fifth Avenue, Suite 3200  
Seattle, WA 98124

Attn: Dave Barber

Regarding: SCL Property Dispositions

Dave,

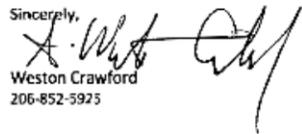
I want to thank you and your staff for holding a very informative and professional public meeting on Aug 22 regarding disposition of surplus city-owned Seattle Power & Light properties. It was an enlightening public discourse, and we heard many opinions about how to put those properties into future uses.

As I'm sure you are aware, there is a shortage of housing in affordable Seattle neighborhoods. I humbly urge you and Council members to consider putting these properties into productive housing uses; especially if they are located in affordable neighborhoods within a three or five mile radius of the Seattle central business district—the region's primary jobs engine.

In full disclosure, I co-own an unimproved property adjacent to one of the parcels discussed at the community meeting, which my partnership plans to develop within three years. We may be interested in purchasing the SC&L property adjacent to the parcel we currently own, for the purpose of increasing the stock of housing in affordable neighborhoods near the downtown Seattle CBD.

I appreciate your time and effort coordinating public outreach activities. Please continue to keep me informed as you move through the process.

Sincerely,

  
Weston Crawford  
206-852-5925

MY NAME IS  
JOHN N. DALBMEYER  
9312-46TH AVE S.W.  
SEATTLE-WA 98136-1604  
PHONE # 206-938-5039

I CAN'T COME TO THE  
MEETING BECAUSE I WOULD  
GET VERY PISSED OFF & GET  
THROWN OUT.  
BUT THIS IS MY STORY,  
& I'M STICKING TO IT.

JUST ASK ABOUT THE  
PROPERTY & PLANT GRASS &  
OWNERS. PUT BOUNDARIES  
ON ANYTHING LIKE  
THAT BECAUSE I'VE  
FOUND NEEDLES AND  
& TRAMPOLINE BEANS

NASTY STAFF &  
WWW.VETSFIRST.ORG  
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9-9-13

I JUST RECEIVED YOUR  
POST CARD ABOUT THE  
CITY LIGHT PROPERTY AT  
4520 BALE POINT DR.  
JUST WANTED TO LET YOU  
KNOW THAT CHARLES HAS  
6800 SQ FT - A DEVELOPER  
CORDED BY THE HOUSE NEXT  
TO THE CITY PROPERTY &  
AT LEAST HAVE ANOTHER 5000  
SQ FT FOR A TOTAL OF  
11800 SQ FT. NOW A DEVELOPER  
WOULD LIKE TO LICK HIS CHOPS  
ON THAT DEAL.  
I LIVE 3 HOUSES  
DOWN ON 46TH AVE  
S.W. LIKE THE  
MAYOR SAID HE

WWW.VETSFIRST.ORG

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12-1-2008



likes High Density Housing.  
~~And~~ throw alot of people in  
a small area & tax the shit  
out of them like his done  
with me, & if I don't  
pay my taxes, the city takes  
my house because it's paid  
for pretty simple for the  
city. I know they will  
build a condo or some  
sketchy houses & there's  
more garbage than I pick  
up now with all houses or  
condos on that property.  
like the old saying goes  
money talks &  
bullshit walks  
True Story

**D** John Dobneyer  
9512 46th Ave. SW  
Seattle, WA 98136



9-20--13

To: Seattle City Light, Red Stone Division, P.O. Box 34023  
Seattle, WA 98124-4023  
We attended your "hearing" on 9-17,  
an abandonment of your former  
"Nebosh Substation" @ 5122 S. Cloverdale  
St.; altho not certain we signed in.

Seattle Public Utilities had  
representation there stating Utilities interest  
as a possible site for collection of  
water, but if so used, the water would  
be gathered in an underground  
tank and not allowed to lower  
ground. We own Ls 2, 3, & 4 in that  
block and were pleased to hear that premises

Our lots have always been dry, as at  
times homeless persons would use their  
sleeping bags <sup>and sleep</sup> on the lots. If any water  
were to run on or occur on our Ls,  
we would need to receive compensation  
for their loss of use.

Heckardson Family Trust

Mr. & Mrs. Henry Heckardson  
2845 103rd Avenue S.E.  
Beaux Arts Village  
Bellevue, WA 98004-7438

To: Seattle City Council

CC: Seattle City Light, Real Estate Services  
Other interested parties

Via US Mail and E-mail

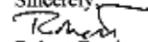
October 1, 2013

Re: disposition of surplus Substation Property

Dear City Council Board Members,

While the taxpayer in me agrees with the financial wisdom in disposing unused City Light property, the citizen in me is concerned the sale could result in a rezoning of the property or in multiple houses being erected or some other development out of character with the neighborhood. Similar fears were voiced repeatedly at the Public Hearing held on the SW properties. And it's understandable, given the recent rise in "apodments" and the use of historic plat maps to subdivide single family residential property into multiple houses, for examples. With the economic pressure from a growing population that wants to live inside city boundaries it is easy to see why builders want to build as much as possible. Thus it is just as easy to see why communities are worried that builders will receive variances or allowances in codes or lot boundaries or zoning and such, and about over-development impacting their neighborhood and real estate values.

On balance, could a **covenant on the property prohibiting boundary lot adjustments and rezoning** meet both needs—to sell and to protect neighborhoods? Such an assurance would undoubtedly ease citizen concern and pushback over these sales. Some may argue a covenant works against the sale, but this would appear hypothetical and premature, particularly given the rebounding real estate market in Seattle. Since there is no urgency to sell the current 8 surplus properties in West Seattle, it would seem a good time to test out the viability of covenants on these properties, to guide future Council decision-making. Given the Council could later undo the covenant requirement should the properties not sell, there is little to lose and lots to gain. Thank you for your time.

Sincerely,  
  
Robert Femiano  
9302 46<sup>th</sup> Avenue SW  
Seattle, WA 98136

October 2, 2013

Dear Mayor McGinn, Members of City Council, Ms. Best and Mr. Barber,

This letter concerns the potential sale of property in West Seattle owned by Seattle City Light.

We request that you take no action to authorize the sale of property in West Seattle by Seattle City Light until such time as (1) there has been an appropriate process to assess the needs or benefits of the surrounding communities with respect to future uses of the properties and (2) where appropriate public uses or benefits have been identified, City departments affirmatively assist surrounding communities to procure funding.

Seattle City Light has 8 former substations in Southwest Seattle, and one in the Rainier Valley, that are no longer being used and are surplus to the needs of the utility. Six are located in West Seattle.

Former Ambaum Substation, 1006 SW 144<sup>th</sup> St., Burien  
Former Andover Substation, 2100 SW Andover St. (*West Seattle*)  
Former Dakota Substation, 4918 SW Dakota St. (*West Seattle*)  
Former Delridge Substation, 5601 23<sup>rd</sup> Ave. SW (*West Seattle*)  
Former Dumar Substation, 1605 SW Holden St. (*West Seattle*)  
Former Fauntleroy Substation, 4520 Brace Point Dr. (*West Seattle*)  
Former Glendale Substation, 2423 S 132<sup>nd</sup> St., SeaTac  
Former Wabash Substation, 5122 S. Cloverdale St.  
Former White Center Substation, 8820 9<sup>th</sup> Ave. SW (*West Seattle*)

The West Seattle properties have potential benefits to the neighborhoods and to the City of Seattle as a whole. Depending upon the needs of the neighboring communities, the properties may be best suited for open space, parks, community space, wetlands, or commercial or residential development. Unless a careful analysis of the needs of each community is made, in concert with community groups, there is a significant likelihood that the benefits to the City will be lost.

The sale of the City Light properties could not come at a more inappropriate time. First, the 2008 Parks Levy funds have all been allocated. Neighborhoods which wish to find funds to purchase the properties are at an extreme disadvantage without these resources.

The Parks Department is only just beginning to develop the new Parks Legacy Plan. One of the preliminary goals of the plan is to "continue to expand the Parks' land holdings." (Parks Legacy Draft Plan, p. 151.) To sell Seattle City Light Property for development without the ability to take into account the new Parks Legacy Plan would be a mistake.

In addition, the Department of Planning and Development is beginning work on the first phase of Seattle's 2035 update to the City's Comprehensive Plan. Seattle's population is expected to grow 20% by 2040. As reported recently in The Seattle Times, nearly 3,900 new housing units have been built in West Seattle since 2005 and another 1,258 have been approved or are under review. (The Seattle Times, September 29, 2013) In light of this major increase in density, the goals of the updated Comprehensive Plan should be taken into account in disposition of Seattle City Light properties.

As shown above, the timing of the sale of Seattle City Light surplus property in West Seattle does not align with realizing the long-term benefits of these properties. We ask that the timing of the proposed sale of properties in West Seattle be shifted to afford careful analysis of the benefits of public use as well as to provide neighborhoods the opportunity to secure funding where appropriate.

Sincerely,

*Susan Ruppert 206-937-9760*

Southwest District Council

cc: Bernie Matsuno, Director  
Department of Neighborhoods  
City of Seattle  
P.O. Box 94649  
Seattle, WA 98124-4649

Christopher Williams

Acting Superintendent  
Seattle Parks and Recreation  
100 Dexter Ave. N.  
Seattle, WA 98109

Jill Simmons, Director  
Office of Sustainability & Environment  
City of Seattle  
P.O. Box 94729  
Seattle, WA 98124-4729

Sandra Pinto de Bader, Urban Forestry Commission Coordinator  
Office of Sustainability and Environment  
City of Seattle  
700 Fifth Avenue, Suite 2748  
P.O. Box 94729  
Seattle, WA 98124-4729

## **SOUTHWEST DISTRICT COUNCIL**

Hon. Michael McGinn  
City of Seattle  
P.O. Box 94749  
Seattle, WA 98124-4749

Sally J. Clark, President  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Sally Bagshaw  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Tim Burgess  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Richard Conlin  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Jean Godden  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Bruce Harrell  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Nick Licata  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Mike O'Brien  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Tom Rasmussen  
Seattle City Council  
P.O. Box 34025  
Seattle, WA 98124-4025

Lynn Best  
Real Estate Services  
Seattle City Light  
P.O. Box 34023  
Seattle, WA 98124-4023

Dave Barber  
Real Estate Services  
Seattle City Light  
P.O. Box 34023  
Seattle, WA 98124-4023



5290 Rainier Avenue South, Seattle, Washington 98118  
206.725.2010 [mail@rainierchamber.com](mailto:mail@rainierchamber.com) [rainierchamber.com](http://rainierchamber.com)

October 15, 2013

Hfle Moody  
Seattle City Light  
Real Estate Services  
P. O. Box 34023  
Seattle, WA 98124

Dear Ms. Moody,

Rainier Beach is beginning to experience some positive changes as a result of City agencies working together with the shared vision of creating a strong and vibrant community. Because of these initial actions we are working to attract more residents and businesses moving into the area.

We are interested in your "Notice of Intent" to market the Seattle City Light property at 5122 S. Cloverdale St. This property is in a critical area for present or potential properties that are suitable for over-all redevelopment of Rainier Beach.

To date, the Rainier Beach area has major public facilities which include schools, parks, playfields, a library and a community center with a pool. These amenities contribute to the overall health of the community, yet there is limited space still available for development of retail, office and other light commercial and job creating potential.

To truly develop the economic conditions that will strengthen the community, we still need to build space that will create jobs and places to shop or secure services. Neighbors want to shop locally and keep their spending in the neighborhood, rather than traveling to cities outside of Seattle. The number one issue our community faces is lack of jobs and any loss of potential development space is of deep concern to all of us.

Our request of Seattle City Light is to allow for commercial development on the site of the former substation location at 5122 S. Cloverdale St. We are asking that the property remain available for inclusion as a commercial site in the best interest of the current and growing community needs.

Please note the attached color coded map which shows the land use pattern and the strategic location of your site on the block.

Sincerely,

*Susan B. Davis*

Susan Davis  
Executive Director

A handwritten signature in black ink that reads "Curtis Brown".

CURTIS BROWN  
PRESIDENT  
Rainier Beach Merchants  
Association



Seattle City Light has identified 8 former substations in Southwest Seattle, and one in the Rainier Valley, that are no longer being used and are surplus to the needs of the utility. Six are located in West Seattle.

Former Ambaum Substation, 1006 SW 144<sup>th</sup> St., Burien  
Former Andover Substation, 2100 SW Andover St. (*West Seattle*)  
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Former Fauntleroy Substation, 4520 Brace Point Dr. (*West Seattle*)  
Former Glendale Substation, 2423 S 132<sup>nd</sup> St., SeaTac  
Former Wabash Substation, 5122 S. Cloverdale St.  
Former White Center Substation, 8820 9<sup>th</sup> Ave. SW (*West Seattle*)

**Former Substations are Valuable Assets and Should Not Be Disposed of Until the City Has an Opportunity to Find the Best Outcome**

Every day we are confronted with growing congestion and traffic in West Seattle. We are experiencing significant high-density development in our urban villages. This is a critical time for our city. At a time like this we cannot waste the assets we have. We do not want to see our assets squandered and traded for "fair market value." Instead we must work creatively and collaboratively to find the optimal use which will enrich the city above and beyond dollars and cents.

The West Seattle properties have potential benefits to the neighborhoods and to the City of Seattle as a whole. Depending upon the needs of the neighboring communities, the properties may be best suited for open space, parks, community space, wetlands, or commercial or residential development. Unless careful analysis of the needs of each community is made, in concert with community groups, there is a significant likelihood that benefits to the City will be lost.

Many of the properties have been unused for a long period of time. They are partially wooded, green spaces which contribute to the neighborhoods by adding green space, catching storm water runoff and providing wildlife habitat. They are peaceful places in growing neighborhoods. Photographs of the sites and lists of the many plants on the sites are attached as Appendices A and B.

Green space is vital to the health of our city and our planet. In May 2013, the concentration of carbon dioxide in the atmosphere reached 400 parts per million, the highest since three million years ago. (*National Geographic, Rising Seas*, September 2013, p. 40.) Forested green spaces clean the air. Trees capture carbon dioxide and help remove soot and other pollutants, as the Green Seattle Partnership has acknowledged. Green Seattle Partnership has embarked on a 20

year plan to improve the health of our forested parklands. **This plan must be taken into account in the disposition of surplus properties.**

The value of green space can be measured in monetary benefits to the city. According to Seattle Public Utilities 2004 data, Seattle's forests provide the equivalent of \$1 million per year benefit in storm water management. Forested parklands create a sustainable, livable city by providing green belts. **Greenbelts increase adjacent residential property values 15%, benefiting both landowners and the city through increased tax revenue.**

There are many possibilities to be explored for each of the substation sites. Some studies have already taken place. For example, in 2008, the Seattle City Council passed the Food Systems Sustainability and Security Resolution. As part of that Resolution, the Department of Neighborhoods created an inventory of publicly-owned lands that had P-Patch potential. A report was prepared through the UW College of Architecture and Urban Planning which specifically analyzed West Seattle surplus substations as potential sites for future urban farming. (*Horst, M., Growing Green: An Inventory of Public Lands Suitable for Community Gardening in Seattle*, Washington, University of Washington, College of Architecture and Urban Planning, 2008).

Also, more recently, a local architecture firm developed a proto-type park design and conducted a feasibility study for developing parks with solar canopies at former substations in Seattle. (See Appendix C)

As a city, we must not allow Seattle City Light to sell properties until we have carefully considered and chosen the future uses of the properties.

**The Timing Must Be Re-Aligned so That the City Will Benefit from the Disposition of the Properties**

The current timing is not appropriate for the sale of surplus substation properties in West Seattle because plans and policies regarding parks, growth, and development in West Seattle are under revision.

The sale of the City Light properties could not come at a more inappropriate time. First, the 2008 Parks Levy funds have all been allocated. Neighborhoods which wish to find funds to purchase the properties are at an extreme disadvantage without these resources.

The Parks Department is only just beginning to develop the new Parks Legacy Plan. One of the preliminary goals of the plan is to **"continue to expand the Parks' land holdings."** (Parks Legacy Draft Plan, p. 151.) To sell Seattle City Light Property for development without the ability to take into account the new Parks Legacy Plan would be a mistake.

The Parks Department Legacy Draft Plan highlights the value of green spaces in our communities:

- Park-life settings are associated with feelings of peacefulness, tranquility and relaxation and with enhanced mental attitude and performance. (p. xiv)
- Being located within 500 feet of a park raised property values by 4.8% translating into an additional \$14.77 million in property tax collection over 5 years (p. xviii)
- The annual value of medical care cost savings attributable to Seattle's parks is approximately \$64,000,000. (p. xiv)

To protect the health and maintain the benefits provided by our urban forest, the City of Seattle adopted the Urban Forestry Management Plan in 2007. The plan calls for an increase in citywide canopy cover from 23% to 30% by 2037. Its goals must be taken into account in the disposition of the surplus properties.

In addition, the Department of Planning and Development is beginning work on the first phase of Seattle's 2035 update to the City's Comprehensive Plan. Seattle's population is expected to grow 20% by 2040. As reported recently in The Seattle Times, nearly 3,900 new housing units have been built in West Seattle since 2005 and another 1,258 have been approved or are under review. (The Seattle Times, September 29, 2013) In light of this major increase in density, the goals of the updated Comprehensive Plan should be taken into account in disposition of Seattle City Light properties.

As shown above, the timing of the sale of Seattle City Light surplus property in West Seattle does not align with realizing the long term benefits of these properties. We ask that the timing of the proposed sale of properties in West Seattle be shifted to afford careful analysis of the benefits of public use as well as to provide neighborhoods the opportunity to secure funding where appropriate.

**The Two Step Process: Step One – Identify Optimal Future Uses**

We ask the city to assist the communities of West Seattle to determine the best future uses of the surplus substations. We request that you take no action to authorize the sale of property in West Seattle by Seattle City Light until such time as there has been an appropriate process to assess the needs or benefits of the surrounding communities with respect to future uses of the properties. There are many talented and thoughtful people who can work to find the best solution for each neighborhood.

**The Two Step Process: Step Two – Assist Communities in Securing Funding**

Further, we ask that once appropriate future uses have been identified, the city departments affirmatively assist surrounding communities to procure funding.

Sincerely,

West Seattle Green Space Coalition

*Mary K. Flock*  
Mary K. Flock  
Co-Chair  
*Flock@Dark*  
*Law Firm, LLC*  
*206-737-3021*

*Tod Rodman*  
Tod Rodman  
Co-Chair

*Elaine Ike*  
Elaine Ike  
Co-Chair

cc: Jill Simmons, Director  
Office of Sustainability & Environment  
City of Seattle  
P.O. Box 94729  
Seattle, WA 98124-4729

Sandra Pinto de Bader, Urban Forestry Commission Coordinator  
Office of Sustainability and Environment  
City of Seattle  
700 Fifth Avenue, Suite 2748  
P.O. Box 94729  
Seattle, WA 98124-4729

- The annual value of medical care cost savings attributable to Seattle's parks is approximately \$64,000,000. (p. xiv)

To protect the health and maintain the benefits provided by our urban forest, the City of Seattle adopted the Urban Forestry Management Plan in 2007. The plan calls for an increase in citywide canopy cover from 23% to 30% by 2037. Its goals must be taken into account in the disposition of the surplus properties.

In addition, the Department of Planning and Development is beginning work on the first phase of Seattle's 2035 update to the City's Comprehensive Plan. Seattle's population is expected to grow 20% by 2040. As reported recently in The Seattle Times, nearly 3,900 new housing units have been built in West Seattle since 2005 and another 1,258 have been approved or are under review. (The Seattle Times, September 29, 2013) In light of this major increase in density, the goals of the updated Comprehensive Plan should be taken into account in disposition of Seattle City Light properties.

As shown above, the timing of the sale of Seattle City Light surplus property in West Seattle does not align with realizing the long-term benefits of these properties. We ask that the timing of the proposed sale of properties in West Seattle be shifted to afford careful analysis of the benefits of public use as well as to provide neighborhoods the opportunity to secure funding where appropriate.

**The Two Step Process: Step One – Identify Optimal Future Uses**

We ask the city to assist the communities of West Seattle to determine the best future uses of the surplus substations. We request that you take no action to authorize the sale of property in West Seattle by Seattle City Light until such time as there has been an appropriate process to assess the needs or benefits of the surrounding communities with respect to future uses of the properties. There are many talented and thoughtful people who can work to find the best solution for each neighborhood.

**The Two Step Process: Step Two – Assist Communities in Securing Funding**

Further, we ask that once appropriate future uses have been identified, the city departments affirmatively assist surrounding communities to procure funding.

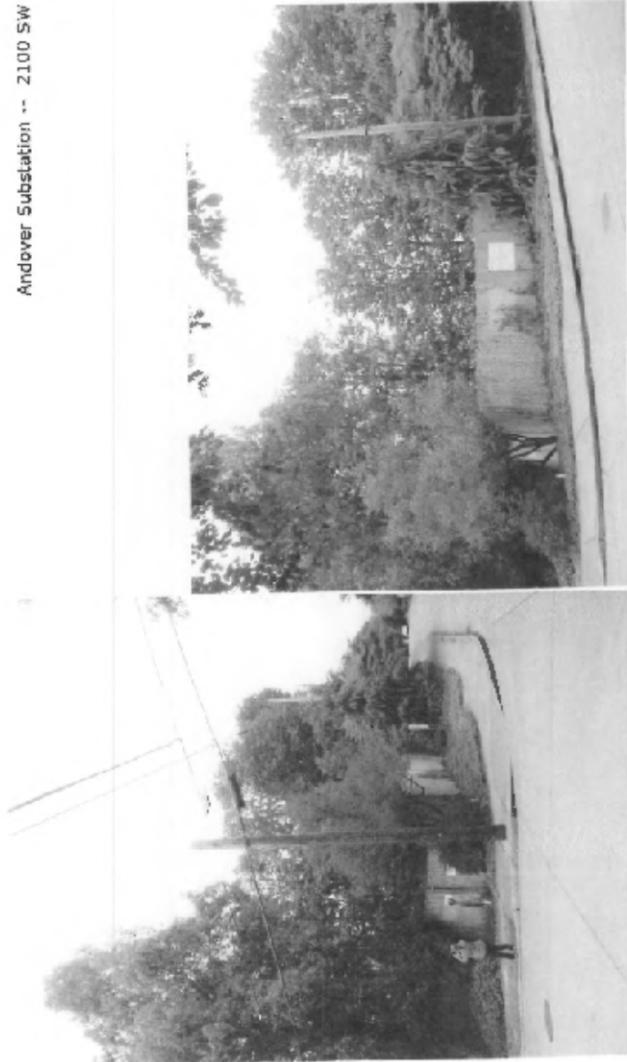
Sincerely,

West Seattle Green Space Coalition

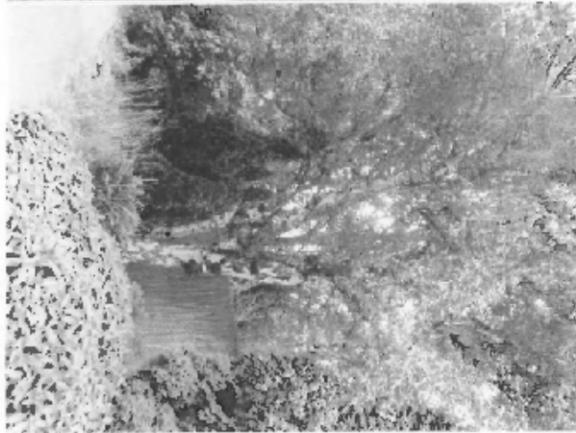
Mary K. Fleck  
Co-Chair

  
Tod Rodman  
Co-Chair

Andover Substation -- 2100 SW Andover St.



Appendix A



Dakota Substation -- 4918 SW Dakota St.



Delridge Substation -- 5601 23<sup>rd</sup> Ave SW

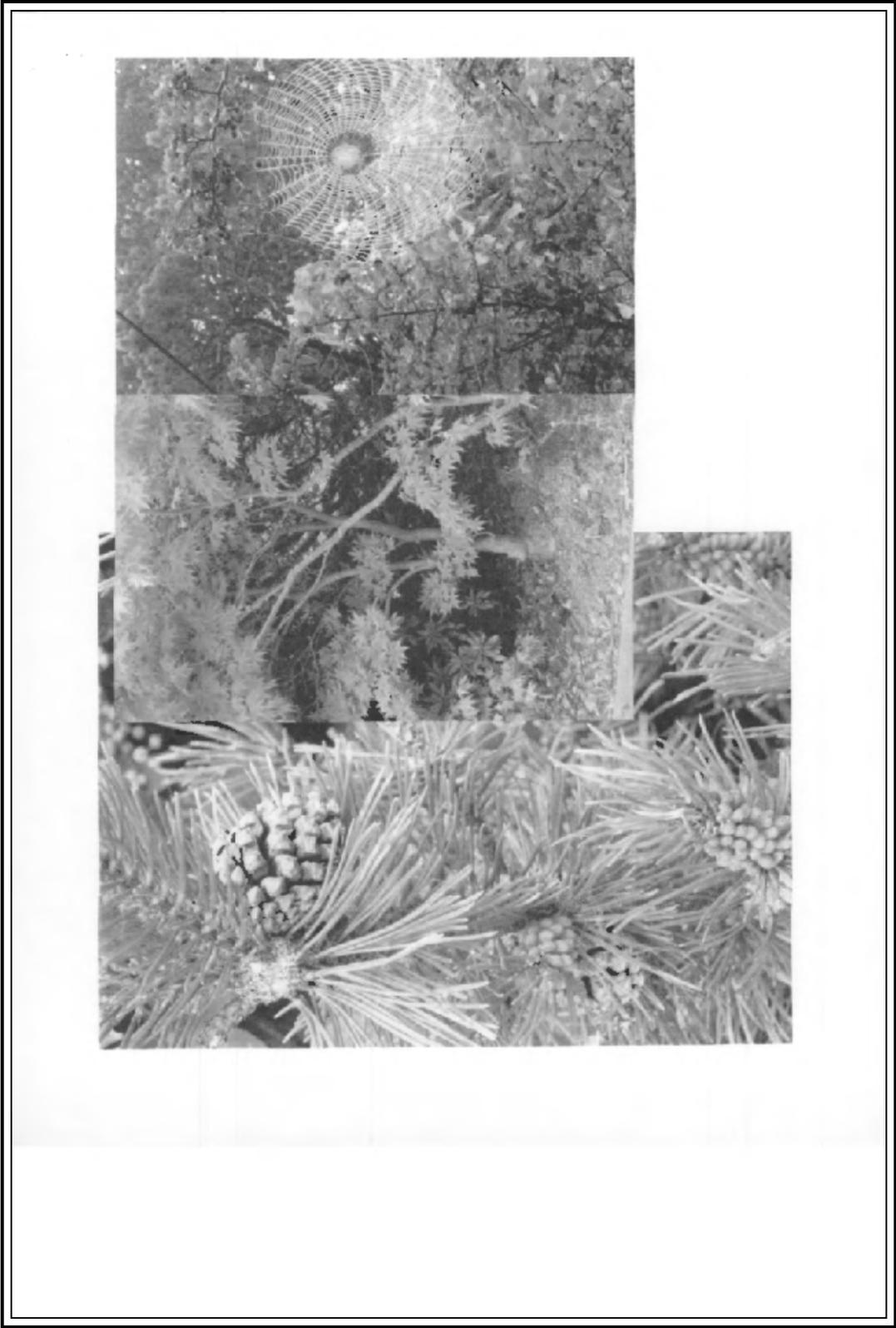


Dumar Substation -- 1605 SW Holden



Faunteroy Substation -- 4520 Brace Pt. Dr. SW





White Center Substation -- 8820 9th  
Ave SW

Next-door neighbors garden on the edge of the  
substation.





*Dakota Substation*  
4918 SW Dakota St.

**Dakota Substation Tree and Shrub List**  
Survey taken 8/14/2013

Japanese Cherry - *Large tree, excellent specimen*

Hazelnut

Mahonia

Osmanthus

Japanese Maple

European White Birch

Douglas Fir

Arborvitae

Pacific Rhododendrons

Flame Azalea

Purple Smoke Bush

European Chestnut (2 small trees)

*\*These are important because American and European Chestnut trees were virtually extinct in the US due to the disease, Chestnut Blight.*

*Appendix B*

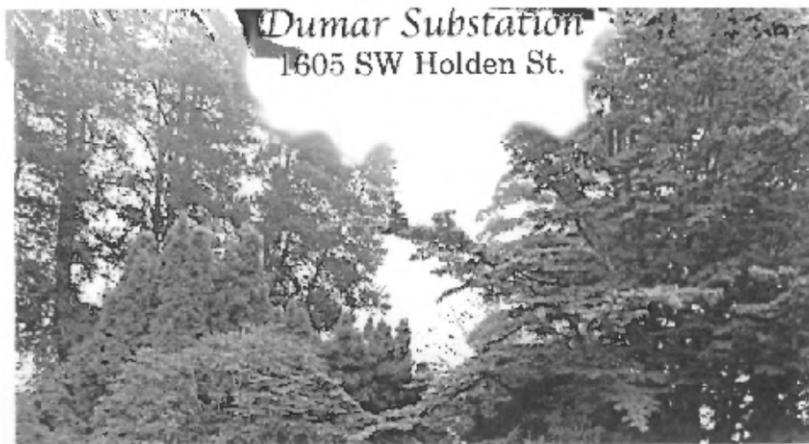


*Delridge Substation*  
5601 23rd Avenue SW

**Delridge Substation Tree and Shrub Survey List**

Poplar (8)  
Oregon Ash  
Big Leaf Maple  
Red Cedar  
Cotoneaster  
Roses (numerous bushes)  
Snowberry

***Wetland, with Boardwalk***  
Attracts a strong bird community



**Dumar Substation Tree and Shrub List**

*Survey taken 9/9/2013*

Dogwood  
Pendula Birch  
Big Leaf Maple  
Parrotia  
Madrona  
Pine  
Fir  
Hazelnut  
Arborvitae  
English Holly  
Mahonia

*(Nearby avid gardeners)*



*Fauntleroy Substation*  
4520 Brace Point Drive

**Fauntleroy Substation Tree and Shrub List**

*Survey taken 9/9/2013*

- Japanese Maples - at least 3 large
- Cotoneaster - at least 2 varieties
- Burning Bush - very unusual for our location
- Pine - at least 4 varieties
- Juniper
- Arborvitae
- Cedar
- Magnolia
- Osmanthus
- Persian Parrotia - \*Outstanding specimen
- Hazelnut
- Crabapple
- English Hawthorne
- Berberis
- Mahonia
- Staghorn Sumac
- Azalea
- Rhododendron
- Black Twinberry

**SUNSET SUBSTATION PARK  
SEATTLE WA**



**CASTarchitecture.com**

for more information on the project:  
**[www.SunsetSubstation.org](http://www.SunsetSubstation.org)**

*Appendix C*

**Petition to Seattle City Light and Seattle City Council**

We believe in the value of public green space in our neighborhood. Green space benefits Seattle residents and our environment in many important ways. It enhances quality of life, creates noise buffers, adds to property values, aids with storm water drainage, and provides habitat for native species and plants.

West Seattle is experiencing significant high-density growth. This growth **must be balanced** with green spaces.

We ask that **No Action** be taken to dispose of Seattle City Light properties in West Seattle until 2015 or such time as the community secures funding. It would be premature to dispose of the properties until funds may be secured for future community, parks or other public uses of the properties.

October 2, 2013

West Seattle Green Space Coalition

Name/Organization	Address	Contact info.
Jacqueta R Davis	2616 44th Avenue SW	SW #1204 (206) 932-5771
Karen Engstrom	6911 - 34th Ave SW Seattle	206 937-2605
Anna Goss	4417 SW Englewood St	206 932-4753
Wynon Seaman	5101 95th Ave SW 98101	206 861 8539
Melba White-Cusack	8414 7th Ave SW 98101	754-632-6620
Mary Noon Hernandez	2401 SW Holden St #0202	425 445 3976
Joshua Moninger	4130 SW 26th Ave SW	64-802-1528
Lara Mckinnamahan	1350 Sunset Ave SW	206-850-9337

For submission to Seattle City Light and Seattle City Council, please return signed petition packet to West Seattle Green Space Coalition, c/o Mary Rice, 4511 5th Ave SW, Seattle WA 98116

The petition submitted by the  
West Seattle Green Spaces Coalition  
Dated October 2, 2013

Containing 617 signatures on 81 pages, has previously been provided to  
the Seattle City Council and is on file with Seattle City Light

Re: Fautleroy Substation

Received Oct. 17, 2014

The enclosed copy of a letter written in 2003 is being sent in to show support by many of the residents who live in close proximity to the Fautleroy Substation for this property to be used only for a single family residence.

It is desired that the City Council understand that it would be improper for any variance to be granted that would permit any type of multi-family dwelling.

Edward and Jeanne Hansen  
4604 SW Brace Point Drive  
Seattle WA 98136

Feb. 10<sup>th</sup>, 2003

Mayor Gregg Nickels  
1200 Municipal Building  
600 Fourth Avenue  
Seattle, WA 98104

We are writing to insure that the best action is taken regarding the City Light property on the corner of 46<sup>th</sup> Ave. SW and SW Brace Point Drive. The substation, we understand, is to be closed and the property up for disposal.

We believe that it is most important that the property returns to its legal residential designation with respect to the surrounding community. Therefore, we favor the sale of the property for the purpose of residential construction of a single home.

For obvious reasons the city could well use the money during these difficult times. By its size and location in an area of rising property values as much as perhaps \$300,000 could be realized from such a sale. Other uses, we believe, could cause problems for the community that would be difficult to manage. The narrow streets and the heavy traffic on Brace Point Drive are some of the difficulties that are present.

Sincerely Yours,

*Edward Hansen* Felton 9265 46<sup>th</sup> Ave SW  
*Jeanne Hansen*  
*Ramona Fernand Garcia* 9302 46<sup>th</sup> SW  
9302 46<sup>th</sup> Ave SW  
*9312 46<sup>th</sup> Ave SW - 98136*  
*9271 46<sup>th</sup> Ave SW*  
*9261 46<sup>th</sup> Ave SW*  
*9271 46<sup>th</sup> Ave SW*