Attachment B

Notes from Community Meetings

Meeting Notes
Northeast District Council Meeting

Thursday; April 5, 2012; 7:00-9:00 p.m.
Wedgwood Presbyterian Church
8008 – 35th Avenue NE

This was a presentation to the Northeast District Council. The meeting was intended not only to inform and engage the member representatives in a discussion of the Surplus Pilot Project, but also to offer to attend any of their separate neighborhood group meetings to meet with the larger community. Don Harris of Parks and Recreation participated in the presentation and answered questions from Parks' perspective.

Q1: There's a substation in my Laurelhurst neighborhood, and there was a plan for the Parks Department to turn it into a park several years ago, but it is still being used. Why can't this substation be surplused?
A1: The Laurelhurst Substation on Northeast 41st Street is still in use and is an integral component of the distribution system providing electricity to the Laurelhurst neighborhood. It is not surplus.

Q2: When you say "market value," do you mean land value or value on improvements?
A2: When a property is sold or transferred to another City department, City Light is required to receive true and full value of property including improvements. There are no structure improvements on any of the Pilot Project properties.

Q3: Can you transfer a property to Parks?
A3: Yes, as long as it is paid for. City Light has transferred several surplus properties to Parks in the past, and is in process of transferring the former Morningside Substation in Northeast Seattle to Parks.

Q4: Can the properties be sold in installments?
A4: Other surplus City properties have been sold that way. We are not far enough along in this project to know yet whether this process would be used for the Pilot Project properties.

Q5: The Sandpoint Substation is zoned NC2 40. What does that mean?
A5: Neighborhood Commercial, 2 floors, 40' in height. You would need to consult with the City's Department of Planning and Development to determine what exactly could be built on the property.

Q6: Wasn't Parks interested in any of these properties?

City Light note: Don Harris from Parks responded to this question.

A6: None of the Pilot Project properties met the acquisition criteria for new Parks. As part of the 2008 Parks and Open Space Levy, Parks performed a gap analysis to see where the City

needed parks. That analysis showed a need in the Wedgwood Neighborhood of Northeast Seattle, which eventually resulted in the selection of City Light's surplus Morningside Substation as the best property. The Morningside Substation is now being cleaned up, and will eventually be transferred from City Light to Parks for park development.

Q7: When is the next community meeting to discuss these properties?
A7: City Light contacted three of the Northeast District Council member groups before this meeting to try to set up individual neighborhood presentations, but there didn't seem to be any general meeting dates available before the formal hearing in July. So City Light set up a general meeting that any of your members would be welcome to attend here at the Wedgwood Presbyterian Church on May 15th. We are still available to attend any of your individual neighborhood meetings if you would like.

Q8: If any of these properties were used for a park, would the Parks Department have to pay for it?
A8: Yes. City Light cannot develop any of these properties as a park, which would be a general government purpose and not a utility purpose. City Light would have to transfer jurisdiction over the property to the Parks Department and Parks would have to pay City Light the true and full value for the property. That's what's happening right now at the former Morningside Substation.

Q9: Is there an avenue for any of these properties to be used for transit or bicycle-related uses?
A9: Yes, but at this time no other public agency which would mange those services has expressed interest in acquiring any of these properties.

Q10: Is it possible for the Department of Neighborhoods to purchase any of these properties for as a P-Patch?
Q10: Yes, but Neighborhoods would also have to pay City Light the true and full value. The 2008 Parks and Open Space Levy also provided some funding for the P-Patch Program, but with provision that the monies not be used to purchase property. City Light has granted six permits to Neighborhoods to operate P-Patches in the transmission line right-of-way.

Q11: Would a community association be given any kind of special status as a purchaser of surplus City property?
A11: The City greatly values all its neighborhood groups. While the "gold standard" for selling surplus properties is an "open and competitive" process, if a community association was able to pay the true and full value, it might be possible that the association could be given a first chance to purchase.

Q12: To what degree are these property cleaned up?
A12: They are cleaned to the "unrestricted use" level under the Department of Ecology guidelines.

Q13: Is there precedent for community groups being given an opportunity to raise the funds to buy a surplus City property.
A13: Yes. In a couple cases, community groups have asked for an opportunity raise funds to buy a property. At the Soundway Property under the jurisdiction of SDOT, up by South Seattle

Community College, the community was successful in getting a State grant and the property was transferred to the Parks Department for Green Space. In a couple other cases, community groups asked for the opportunity to raise funds to purchase property. The City Council provided time, but no other group has been successful.

Q14: When the Roosevelt Reservoir is decommissioned, will that property be handled the same way?

A14: The Roosevelt Reservoir is under the jurisdiction of Seattle Public Utilities. That question should be directed to SPU.

Meeting Notes

Community Informational Meeting
Hosted By North Beacon Hill Community Council

Tuesday; May 1, 2012; 7:00-9:00 p.m.
Beacon Hill Library
2821 Beacon Avenue South

This presentation and question and answer session was hosted as part of a regular meeting of the North Beacon Hill Community Council (NBHCC). All of the other community groups on North Beacon Hill normally send representatives to meetings of the NBHCC.

The meeting was held in the Community Room of the Beacon Hill Library. The room was filled to overflowing. The Emmanuel Ethiopian Orthodox Tewahedo Church, neighbors to the former Hill Substation, have expressed their interest in purchasing that property and a large number of the Church's membership attended the meeting. City Light gave a short PowerPoint presentation, and answered questions during and after the presentation:

Q1: What is the schedule for follow up activities?
A1: City Light will present information gathered from the community meetings to the City Council by September, 2012. City Light will include its recommendations for the properties, together with any proposed legislation necessary to implement those recommendations. The City Council will need to authorize any future dispositions.

Q2: What is the appraised value of the (former Hill Substation)?
A2: City Light doesn't normally release appraised values. The King County assessed value is around $200,000.

City Light note: The King County assessed value for this property has tripled in the past 5 years. A fact check after this meeting found that the current assessed value is $300,000.

Q3: Could the (former Hill Substation) be a park?
A3: Yes. The City Council would need to transfer jurisdiction to the Parks Department, and Parks would have to pay City Light the true and full value. However, Parks reviewed this property at the beginning of this Pilot Project, and felt that it would not meet park needs. One factor is that the Beacon Hill Play Ground is one block to the north.

Q4: What other uses will the City consider?
A4: City Light can only use these surplus properties for utility purposes. If the City wanted to use this property for another City purpose, the City Council would first need to transfer jurisdiction to the City department serving that function, and City Light would need to be paid the true and full value. The property could also be offered for sale for private development.
Q5: What is the status of the former Morningside Substation?

A5: Environmental testing found some soil contamination on the site, which is being cleaned up prior to transferring the property from City Light to Parks.

City Light note: In the earlier presentation, it was described how a gap analysis had determined the need for another park in the Wedgwood Neighborhood of Northeast Seattle, how the 2008 Parks and Open Space Levy had provided funding to acquire a park, and how a year-long community process had selected City Light's former Morningside Substation as the best location for the new park.

Q6: Who determines the highest and best use of a site for non-utility purposes?
A6: The former Hill Substation is zoned L-2. A private purchaser would be allowed to develop the property within that zoning. Any development outside the current zoning would need to be permitted through the City's Department of Planning and Development.

Q7: What is the purpose of reporting to the City Council?
A7: The Surplus Pilot Project was developed out of the City Council's consideration of the City Light annual budget a couple years ago, and is being directed by City Council Resolution No. 31317. By City Charter, all acquisitions and dispositions of City property must be authorized by the City Council by ordinance.

Q8: What is the purpose of this presentation to the Beacon Hill Community Council?
A8: The City Council is interested in community concerns in making disposition decisions about City property.

Q9: What is the Ethiopian Orthodox Church's interest in the property?

City Light note: A spokesperson for the Church, Maikele Mengesha, was invited to respond to this question.

A9: The existing Church is next door to the former substation. The Church wishes to expand their facility in order to accommodate their growing congregation. The Church is willing to pay the fair market price for the site.

Meeting Notes

Community Informational Meeting
Northeast Seattle

Tuesday; May 15, 2012; 7:00-9:00 p.m.
Wedgewood Presbyterian Church
8008 – 35th Avenue NE

This informational meeting was organized by Seattle City Light following a meeting with the Department of Neighborhoods Northeast District Council. City Light contacted each of the neighborhood groups in the affected areas, but none were able to host a meeting. City Light then organized it own informational meeting, with notices provided through earlier presentations, the City Light Surplus Pilot Project website, and through the District Council.

The meeting was sparsely attended. City Light gave a short PowerPoint presentation, with questions during and after.

Q1: Is City Light required to clean up the properties?
A1: There are two ways contaminated properties can be handled. City Light can clean them up before a sale, or the purchaser can, with a credit against the purchase price. All of the properties in the Surplus Pilot Project were tested by City Light. Low level contaminants were found on three of the six and these have been cleaned up. Usually, contaminants on former substation sites are shallow surface deposits.

Q2: Where would the Hawthorne bus stop move to?
A2: The bus shelter at the former Hawthorne Substation was built on City Light's property under a Temporary Permit which can be cancelled on 30-days notice. If the City Council authorized a sale of that property, City Light would cancel the permit for the shelter prior to sale. Metro could still operate a bus stop at that location, but that would be up to them.

Q3: What does NC2-40 mean?
A3: In the City's land use code, NC2-40 means Neighborhood Commercial, multi-floor, with a 40 ft height limit. A potential purchaser should consult the City's Department of Community Development concerning specific permitted development.

Q4: Must we comment on these properties as a whole?
A4: No, but City Light would like the community to consider any individual property as part of the larger whole. That's why the Surplus Pilot Project is considering all of the surplus properties in one geographic area.

Q5: Could zoning be changed for Hawthorne?
A5: The former Hawthorne Substation is zoned Single Family 5000. If the City Council authorized a sale, a purchaser could apply for a rezone, but City Light would consider a spot rezoning highly unlikely.

Q6: What are these properties worth?
A6: If the City Council authorizes any sales, City Light will obtain appraisals which will be used to evaluate offers, but the appraisals would be held confidential. A prospective purchaser should obtain his or her own appraisal. The King County assessed values can sometimes provide an initial guide.

Q7: Can I look up the King County assessed values on the internet?
A7: Yes, the King County Assessor has a website showing assessed values and many other property characteristics.

Q8: At what point would a community group be fit into the process?
A8: City Light is offering to meet with individual community groups and those groups' concerns and comments are being actively solicited. Any community groups' comments would be considered in City Light's recommendations and brought to City Council.

Q9: Could someone subdivide the Hawthorne property?
A9: The former Hawthorne Substation property was originally platted as two lots. Whether this property could be subdivided would need to be discussed with the City's Department of Community Development.

Q10: Are there any properties in Maple Leaf?
A10: No. The nearest surplus property in the Pilot Project is the former Chelsea Substation on NE 95th Street, east of Lake City Way, across the street from the Ryther Child Center.

Q11: What will the timeline be for selling?
A11: The City Council has not yet authorized the sale of any of the Pilot Project properties. If any sales are authorized, those would not occur until late this year or early in 2013.

Q12: What about leasing to a City department?
A12: Yes, renting to another City department is possible, but City Light has to charge true and full value. For a longer-term need, renting is not generally a good business decision for either department.

City Light note: City Light is renting the surplus former Dumar Substation to the Fire Department, at true and full value, to use for parking during a Fire Levy station renovation.