



Surplus Property Disposition Study

Lynn Best

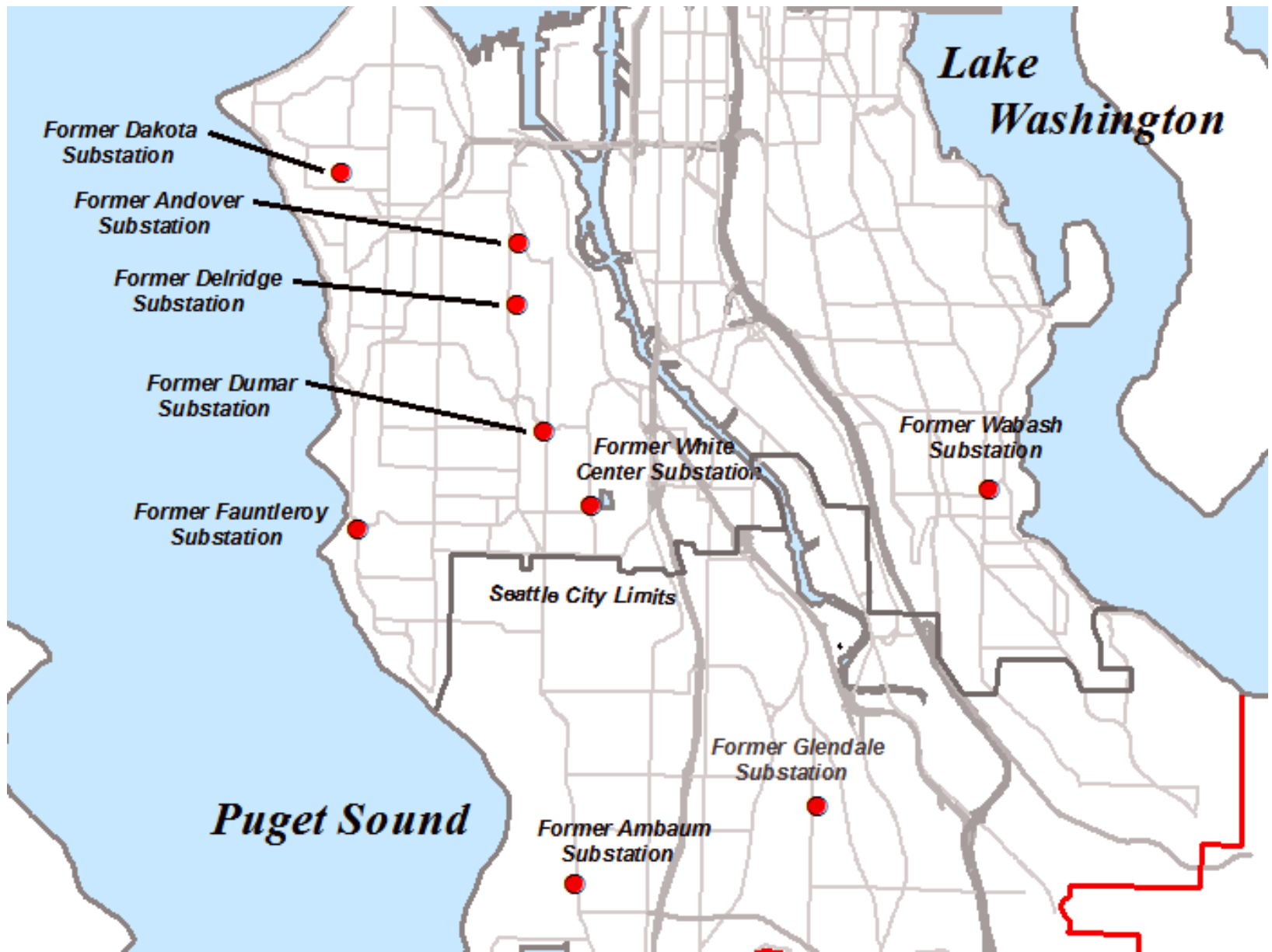
Environmental Affairs &
Real Estate Division



SURPLUS PROPERTIES

Current Surplus Property Disposition Study

- 9 former substation properties, 6 in West Seattle, 1 in the Rainier Valley, 1 in Burien and 1 in Seatac
- SCL is following the Council approved process
- First offered to other City Departments, then other public agencies
- Worked with DON to identify appropriate Community Councils and other interested groups
- 7 public meetings and 2 public hearings
- Mailings to nearby owners and tenants
- Signs on each property



Former Substations in the Surplus Property Disposition Study

SURPLUS PROPERTIES

Background on Disposition Process

- In 2009, the City Council Energy and Technology Committee recommended the sale of surplus properties to raise revenue to help keep rates low
- In 2011, Resolution 31317 requested City Light conduct a Surplus Property Disposition Pilot Project to test improved means for community outreach
- Following the successful Pilot Project, Resolution 31424 requested that City Light use the same procedures for future studies

SURPLUS PROPERTIES

Improvements in the Disposition Procedures

- Properties are grouped together geographically
- Meetings and public hearings are held in nearby neighborhoods during evening hours
- Parks and DPD attend meetings to answer community questions

SURPLUS PROPERTIES

Prior Review by other City Departments, other Public Agencies

- Former Wabash Substation – SPU
- Former White Center Substation – King County Wastewater Treatment
- Parks determined that none of the properties were appropriate for parks

Community Outreach:

- Meetings with DON and Three District Councils
- Mailings to nearby owners and tenants, signs on each property
- Community meetings in each district
- Meetings with individual community groups on request
- Two formal public hearings
- Total of nine public meetings
- Additional meetings with concerned individuals

SURPLUS PROPERTIES

Constraints on Disposition of Utility Properties

- City Light cannot use its properties for non-utility purposes such as parks or community gardens.
- City Light must receive true and full value when properties are sold or transferred to other City departments.
- Parks explained that none of the properties were in areas called out in gap analysis for new parks and/or they did not meet minimum size criteria.

Community Comments Varied

- Some concerned that high density development might be allowed
- Some want parks or open green space
- Some want property rezoned from residential for small commercial center
- Some want residential development, not a park

SURPLUS PROPERTIES

Next Steps

- Request city departments consider proposals for other public uses suggested in the outreach process
- Review all comments received
- Submit report to City Council summarizing outreach and comments
- Provide recommendations on disposition along with authorizing legislation