



## RESOLUTION NO. 41380

1 A RESOLUTION relating to the Department of Public Utilities, Light Division  
2 (“Tacoma Power”); setting Tuesday, April 2, 2024, upon completion of  
3 Regular Agenda Items, no earlier than 5:15 p.m., as the date for a  
4 public hearing by the City Council on the declaration of surplus and no-  
5 cost transfer of Tacoma Power property located at 1801 North Orchard  
6 Street to the Tacoma/Pierce County Habitat for Humanity for the  
7 development of affordable housing pursuant to the Revised Code of  
8 Washington 39.33.015.

9 WHEREAS the City of Tacoma, through its Department of Public Utilities,  
10 Light Division (d.b.a. “Tacoma Power”), owns approximately 13,000 square feet of  
11 vacant real property located at 1801 North Orchard Street, in Tacoma, Washington,  
12 identified as Pierce County Assessor Tax Parcel No. 7475022110 (the “Property”),  
13 and

14 WHEREAS the Property was formerly Tacoma Power’s Downing Substation,  
15 and as part of a package of decommissioned substation properties, was previously  
16 declared surplus in 2009 by Tacoma Public Utility Board Resolution No. U-10270  
17 and Tacoma City Council Resolution No. 37730, but failed to sell through a sealed-  
18 bid process, and

19 WHEREAS in 2013, the Public Utility Board passed Resolution No. U-10663  
20 and the Tacoma City Council, after a public hearing, passed Resolution No. 38784,  
21 authorizing the conveyance of the property through a negotiated sale, and

22 WHEREAS the sale of the Property was never finalized as the buyer  
23 failed to complete the transaction, and

24 WHEREAS the Property was then offered to the Puyallup Tribe who did not  
25 express any interest, and  
26



1           WHEREAS in 2021, the Property was among six parcels included in a  
2 request for proposal process for affordable housing under Revised Code of  
3 Washington (“RCW”) 39.33.015 and the only party that expressed an interest in  
4 the Property was the Tacoma/Pierce County Habitat for Humanity, and  
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6           WHEREAS the Tacoma/Pierce County Habitat for Humanity agreed to  
7 develop the property as affordable housing in accordance with a development  
8 agreement negotiated by the Community and Economic Development  
9 Department with Tacoma Power and Real Property Services approval, and  
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11           WHEREAS, on March 13, 2024, by adoption of Public Utility Board  
12 Resolution No. U-11446, the Property was again declared surplus to Tacoma  
13 Power’s needs and approved for transfer, pending confirmation from the City  
14 Council, and

15           WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City  
16 Council shall conduct a public hearing on the proposed sale of City-owned real  
17 property; Now, Therefore,

18  
19           BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

20           Section 1. That a public hearing on the transfer of 13,000 square feet of  
21 surplus property located at 1801 North Orchard Street, in Tacoma, Washington,  
22 identified as Pierce County Assessor Tax Parcel No. 7475022110, owned by the  
23 City of Tacoma, through its Department of Public Utilities, Light Division (d.b.a.  
24 “Tacoma Power”) and now surplus to its needs, to Tacoma/Pierce County Habitat  
25 for Humanity, shall be held before the City Council in the Council Chambers on the  
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1 first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma,  
 2 Washington, and may be offered in a hybrid format that includes a remote option,  
 3 on Tuesday, April 2, 2024, upon completion of Regular Agenda Items, no earlier  
 4 than 5:15 p.m. or as soon thereafter as the same may be heard.  
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6 Section 2. That the Clerk of the City of Tacoma shall give proper notice of  
 7 the time and place of said hearing.

8 Adopted \_\_\_\_\_  
 9

10 \_\_\_\_\_  
 Mayor

11 Attest:  
 12  
 13 \_\_\_\_\_  
 City Clerk

14 Approved as to form:  
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 16 \_\_\_\_\_  
 17 Chief Deputy City Attorney

18 Requested by Public Utility Board  
 19 Resolution No. U-11446

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