Seatle City Council Select Budget Committee

Councilmember Budget Proposals| Tuesday, October 27, 2026

Seattle Public Utilities (SPU)

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SPU-001S-A-1	Request that SPU report on utility-related planning and process steps for other future uses and possible development of the Yesler Creek property, formerly known as the Talaris site	Rinck	2

SEATTLE CITY COUNCIL

2027 STATEMENT OF LEGISLATIVE INTENT

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SPU-001S-A

Request that SPU report on utility-related planning and process steps for other future uses and possible development of the Yesler Creek property, formerly known as the Talaris site

SPONSORS

Alexis Mercedes Rinck, Eddie Lin, Dionne Foster

CENTRAL STAFF SUMMARY

This SLI requests that Seattle Public Utilities (SPU), in collaboration with other City departments as needed, provide a report on utility-related planning and process steps for other future uses and possible development of the Yesler Creek property at 4000 NE 41st Street in northeast Seattle, formerly known as the Talaris site.

In December 2025, the Council approved Ordinance 127378 that authorized SPU to acquire the Yesler Creek property, which is almost 18 acres and was previously the site of a research and conference center facility. SPU owns a storm drain that conveys Yesler Creek through the property and that is a component of a larger drainage system. The storm drain does not currently meet the established Washington Department of Fish and Wildlife fish passage standard, and the property acquisition was prompted by a concern that development of the property over the storm drain would make future replacement and improvement more difficult and costly. SPU is initiating a Site Use Planning Study to define the physical space needs and recommended siting locations for utility-related capital infrastructure on the property.

After completing the planning study for utility-related infrastructure on the site, SPU will work with Finance and Administrative Services (FAS) to initiate the standard surplus process. This process will evaluate whether the property is needed for other City purposes and includes public notice, community outreach to nearby residents and property owners, and any necessary public hearings.

Interest has been expressed in the Yesler Creek site as a location for affordable housing. The Council is interested in understanding how SPU and FAS will determine if surplus property will be available after the project, how future uses for the property will be determined, what types of development might be possible, and how the public will be involved in those decisions.

The Council requests that SPU provide a report to the Housing, Arts, and Civil Rights Committee that includes the following:
1) Anticipated timelines and key decision points for determining the long-term use of the site;
2) The process and criteria SPU and FAS will use to determine whether any portion of the property is surplus; and
3) Plans for engagement with nearby residents, community organizations, and Tribes.

The Council's request for a report could be in the form of a written report or a presentation to the relevant Council committee, to be determined in consultation with the Committee Chair.

SEATTLE CITY COUNCIL

2027 STATEMENT OF LEGISLATIVE INTENT

Responsible Council Committee(s): Housing, Arts & Civil Rights

DUE DATE: June 30, 2027