

**EXH. DMR-13  
DOCKETS UE-22 \_\_\_/UG-22 \_\_\_  
2022 PSE GENERAL RATE CASE  
WITNESS: DAWN M. REYES**

**BEFORE THE  
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

**WASHINGTON UTILITIES AND  
TRANSPORTATION COMMISSION,**

**Complainant,**

**v.**

**PUGET SOUND ENERGY,**

**Respondent.**

**Docket UE-22 \_\_\_  
Docket UG-22 \_\_\_**

**TWELFTH EXHIBIT (NONCONFIDENTIAL) TO  
THE PREFILED DIRECT TESTIMONY OF**

**DAWN M. REYES**

**ON BEHALF OF PUGET SOUND ENERGY**

**JANUARY 31, 2022**

CLOSE-IN PUGET SOUND REGION – FEBRUARY 2021

MAP #	NAME & LOCATION	LAND SIZE	ZONING	DISTANCE FROM EXISTING CC	SEISMIC DESIGN CATEGORY	ASKING PRICE	COMMENTS	STATUS/DECISION
1	<b>Marysville Land</b> 156 <sup>th</sup> St. & 30 <sup>th</sup> Ave NE Marysville, WA	37 Total Acres 13 Buildable Acres	CB (Community Business)	37 Miles	D1	\$5.5M	<ul style="list-style-type: none"> <li>• Good access to I-5 near Costco in Marysville</li> <li>• Site currently being filled</li> <li>• Public utilities to site</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to proximity to PSE's core business locations, price and size.</li> </ul>
						\$9.80/SF of buildable land	<ul style="list-style-type: none"> <li>• Site consists of 9 parcels with Hwy 9 frontage</li> <li>• Zoning allows utility facilities</li> <li>• Mostly level site</li> <li>• No sewer line currently serving Clearview</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to proximity to PSE's core business locations, price and size.</li> </ul>
2	<b>Clearview Assemblage</b> 18101-18219 WA-9 Snohomish, WA 98290	13.46 Acres	CRC (Clearview Rural Commercial)	13 Miles	D1	\$7.0M	<ul style="list-style-type: none"> <li>• Under contract with Due Diligence extended to December 2020</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to proximity to PSE's core business locations, price and size.</li> </ul>
						\$12.00/SF	<ul style="list-style-type: none"> <li>• Mostly level site near SR 522</li> <li>• South of new OSW Equipment Repair facility</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to proximity to PSE's core business locations, price and size.</li> </ul>
3	<b>PCB Maltby Land</b> Maltby Rd & Broadway Ave Maltby, WA	14.5 Acres	PCB (Planned Community Business)	14 Miles	D1	\$13.8M	<ul style="list-style-type: none"> <li>• Puget Western land</li> <li>• Good access to I-90, near the premium outlets</li> <li>• Electric adjacent to site; Water (City of North Bend)</li> </ul>	<ul style="list-style-type: none"> <li>• Selected property based on size/needs assessment, proximity to major transportation routes, price and amenities.</li> </ul>
						\$22.00/SF	<ul style="list-style-type: none"> <li>• Adjacent to TA Truck Service site and PWI land that is under contract</li> <li>• Easy access to I-90</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to price and size.</li> </ul>
4	<b>PWI Mario Property</b> NW 8 <sup>th</sup> & SE 106 <sup>th</sup> Place North Bend, WA	8.91 Acres	EP1 (Employment Park I)	28 Miles	D1	\$7.2M	<ul style="list-style-type: none"> <li>• Adjacent to TA Truck Service site and PWI land that is under contract</li> <li>• Easy access to I-90</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to price and size.</li> </ul>
						\$15.00/SF	<ul style="list-style-type: none"> <li>• Adjacent to TA Truck Service site and PWI land that is under contract</li> <li>• Easy access to I-90</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to price and size.</li> </ul>
5	<b>North Bend Site</b> 46501 SE North Bend Way North Bend, WA	11 Acres	EP2 (Employment Park II)	33 Miles	D1	\$7.2M	<ul style="list-style-type: none"> <li>• Adjacent to TA Truck Service site and PWI land that is under contract</li> <li>• Easy access to I-90</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to price and size.</li> </ul>
						\$15.00/SF	<ul style="list-style-type: none"> <li>• Adjacent to TA Truck Service site and PWI land that is under contract</li> <li>• Easy access to I-90</li> </ul>	<ul style="list-style-type: none"> <li>• Not selected due to price and size.</li> </ul>

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# Operations Training Center Alternatives



MAP #	NAME & LOCATION	LAND SIZE	ZONING	DISTANCE FROM EXISTING CC	SEISMIC DESIGN CATEGORY	ASKING PRICE	COMMENTS	STATUS/DECISION
6	<b>PWI North Bend Lot Y</b> 468 <sup>th</sup> Ave SE North Bend, WA	Up to 34 Acres 2-6 Acre Lots	I (Industrial)	33 Miles	D1	\$10.6M \$6.85/SF	<ul style="list-style-type: none"> <li>Puget Western-owned land</li> <li><b>Under contract</b></li> <li>Multiple flat, graded lots</li> </ul>	<ul style="list-style-type: none"> <li>Not selected; property currently under contract with Washington Military Department.</li> </ul>
7	<b>Maywood Elementary Site</b> 1410 S 200 <sup>th</sup> St. SeaTac, WA	9.67 Acres	I (Industrial)	24 Miles	D2	\$10.5- \$12.5M	<ul style="list-style-type: none"> <li>Former Maywood Elementary site south of SeaTac Airport</li> <li>Property is not on a sewer line (septic system)</li> <li><b>Under contract to a developer</b></li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>
8	<b>Segale BTS Site</b> W Valley Hwy & S 196 <sup>th</sup> St. Kent, WA	38 Acres	M1C	21 Miles	D2	BTS Only	<ul style="list-style-type: none"> <li>Segale is in the process of selecting a buyer that will ground lease the site and develop the property over the next few years</li> </ul>	<ul style="list-style-type: none"> <li>Decision criteria include ownership and control of property to avoid future displacement risks (see SKC prudence package).</li> </ul>
9	<b>7409 S 202<sup>nd</sup> St.</b> 7409 S 202 <sup>nd</sup> St Kent, WA	12.21 Acres	M3	22 Miles	D2	\$26M \$48.86/SF	<ul style="list-style-type: none"> <li>Central Kent Valley location</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>
10	<b>JR Hayes Contractor Yard</b> 23000 SE 229 <sup>th</sup> St. Maple Valley, WA	10.74 Acres	IP	26 Miles	D2	\$2.8M \$6.00/SF	<ul style="list-style-type: none"> <li>Irregular L shaped site located near Hwy 18</li> <li>Level, fenced and lit property</li> <li>Water and electric to the site – sewer located SW of the property</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on property shape, suboptimal training infrastructure configuration and cost to develop.</li> </ul>
11	<b>Former JR Hayes Pit Site</b> 22430 SE 231 <sup>st</sup> St. Maple	25 Acres Usable	REC	26 Miles	D2	\$13.0M \$12.00/SF	<ul style="list-style-type: none"> <li>Development site slated for 2 buildings totaling 400K SF</li> <li>Developer: Pannatoni</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>

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	Valley, WA							
12	<b>Auburn Land</b> 4055 Auburn Way North Auburn, WA	10 Acres	C3	26 Miles	D2	\$10.0M \$22.96/SF	<ul style="list-style-type: none"> <li>Fully paved and gravel lot</li> <li>2018 appraisal valued property at \$9.7M</li> <li>Site is fully leased on MTM terms</li> <li>Consists of two lots separated by 42<sup>nd</sup> St NE</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>
13	<b>Palmer Coking Co. Land</b> 31407 SR 169 Black Diamond, WA	5 lots totaling 164 acres	CC & IND	32 Miles	D2	Ground Lease Only \$0.07- \$0.10/SF	<ul style="list-style-type: none"> <li>Palmer Coking Coal site</li> <li>Generally flat land</li> <li>Access via SR-169</li> </ul>	<ul style="list-style-type: none"> <li>Not selected. Decision criteria include ownership and control of property to avoid future displacement risks (see SKC prudence package); lack of adequate site access and proximity to amenities and core operating facilities.</li> </ul>
14	<b>Sumner Land Site</b> 13607 24 <sup>th</sup> St E Sumner, WA	10.03 Acres	IC	34 Miles	D2	\$7.2M \$16.50/SF	<ul style="list-style-type: none"> <li><b>Under contract</b></li> <li>Sewer, electric &amp; electrical to the site</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives; under contract.</li> </ul>
15	<b>Spice Property Puyallup</b> 11003 58 <sup>th</sup> Ct E Puyallup, WA	7.89 Acres	MSF	39 Miles	D2	\$7.8M \$22.00/SF	<ul style="list-style-type: none"> <li>Spice property Puyallup</li> <li>Adjacent to Puyallup Service Station BTS</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>

EXISTING BUILDINGS

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# Operations Training Center Alternatives



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16	<b>Creekside Building</b> 24000 35 <sup>th</sup> Ave SE Bothell, WA	43,917 SF Bldg	CB, LI	10 Miles	D1	\$12.5M	<ul style="list-style-type: none"> <li>Building leased through May 2022 but available on sublease or LL is open to terminating early</li> <li>Located just south of North Creek</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>
		3.9 Acres of Land						
17	<b>Clearwater Spas Property</b> 13929 NE 190 <sup>th</sup> St Woodinville, WA	70,000 SF Bldg	GB	10 Miles	D1	\$9.0M	<ul style="list-style-type: none"> <li>Leased through 8/2021 w/mutual termination options with 6 months notice</li> <li>Includes 22K SF of office/showroom on 2 floors</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives.</li> </ul>
		4.87 Acres of Land						
18	<b>Top Line Imports Building</b> 13150 SE 32 <sup>nd</sup> St. Bellevue, WA 98005	44,062 Bldg	OLB2	8.6 Miles	D2	Sale or Lease	<ul style="list-style-type: none"> <li>Under contract with DD expiring</li> <li>Available for sublease through March 2023</li> <li>Modern interiors</li> <li>Close to existing PSE facility on SE 32<sup>nd</sup> St.</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives and availability.</li> </ul>
		2.1 Acres of Land						
19	<b>Dept. of Ecology Building</b> 3190 160 <sup>th</sup> Ave SE Bellevue, WA 98008	59,836 SF Bldg	OLB2	10.5 Miles	D2	For Lease Only \$40/SF Gross	<ul style="list-style-type: none"> <li>Leased to the Dept. of Ecology through 6/2021</li> <li>Site sold 12/2019 for \$16.3M to individual investor</li> <li>Probably doesn't have the necessary land</li> </ul>	<ul style="list-style-type: none"> <li>Not selected. Decision criteria include ownership and control of property to avoid future displacement risks (see SKC prudence package); lack of adequate site access and proximity to amenities and core operating facilities.</li> </ul>
		3.7 Acres of Land						
20	<b>Former Sam's Club</b> 901 S Grady Way Renton, WA 98057	135,469 SF Bldg	CA	17 Miles	D2	\$26.0M	<ul style="list-style-type: none"> <li>Property recently fell out of contract</li> <li>Located in Renton adjacent to 405</li> <li>On market for over 2.5 years</li> </ul>	<ul style="list-style-type: none"> <li>Not selected based on price/lower cost alternatives and availability.</li> </ul>
		15.36 Acres of Land						

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21	Midwest Motor Express 7235 S 228 <sup>th</sup> St. Kent, WA 98032	43,801 SF Bldg 9.5 Acres of Land	M2	23 Miles	D2	For Lease Only	<ul style="list-style-type: none"> <li>5.5 Acres of Excess Yard</li> <li>Located adjacent to South King Institutional ownership: Prologis</li> </ul>	<ul style="list-style-type: none"> <li>Not selected. Decision criteria include ownership and control of property to avoid future displacement risks (see SKC prudence package); lack of adequate site access and proximity to amenities and core operating facilities.</li> </ul>

Prepared by: Kip Durrell/CBRE

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