

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Parks and Recreation	Max Jacobs/684-8018	Anna Hurst/733-9317

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Seattle Parks and Recreation (SPR); authorizing the acquisition of real property commonly known as 1024 South Elmgrove Street; authorizing acceptance of a recording of the deed for open space, park, and recreation purposes; and ratifying and confirming certain prior acts.

Summary and background of the Legislation: This proposed legislation authorizes the Seattle Parks and Recreation (SPR) to acquire the property located adjacent to Duwamish Waterway Park on the Duwamish River. The legislation also allows for the acceptance of the deed to the subject property for open space, park, and recreation purposes.

The City’s Office of Sustainability and Environment’s Duwamish Valley Program (DVP) has been working with multiple community partners since 2016 to identify ways to meet community needs for community spaces that increase access to equitable opportunities and mitigate displacement pressures. Consistent community priorities include access to open space and the Duwamish River, new spaces to gather, and for supportive community organizations. The Equitable Development Initiative provided capacity building support to the Duwamish Valley Affordable Housing Coalition, which developed a strategy for the City to develop the property, including by potential additions of affordable housing and a multipurpose building hosting community serving space on portions of the site.

In 2019, a community member notified the DVP that there was a 42,930 square-foot property, adjacent to Duwamish Waterway Park, that might be for sale. It had the ability to advance multiple community needs.

Since then, the City received \$600,000 from the Robert Wood Johnson Foundation (RWJF) to work with community partners in the Duwamish Valley on a strategy that will improve health, increase community resilience, and adapt to the impacts of a changing climate. This work will specifically deliver on key actions identified in the City-community shared Duwamish Valley Action Plan.

Securing the property while it being offered for sale now, and during the current planning efforts, will allow City planning efforts and community collaboration to continue while increasing the public land and park and recreational opportunities in the community.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___ No X

The subject property will be acquired with existing appropriation from the Park Fund (10200) backed by future CFT grant revenues. The King County Conservation Futures Tax (CFT) levy equity grant program awarded the City \$1,000,000 to buy the property, and the Advisory Committee stated that it was open to fully funding the acquisition, or another amount, pending the outcome of community conversations. This grant does not require a match.

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

Once the acquisition is complete, SPR will manage the lease with the existing commercial tenant, with revenues going back to the department to support future expenses. SPR will improve the property when vacant and development funding is available. SPR will incur new maintenance and operating costs for the property after it is developed and may request funding in a forthcoming budget process.

Is there financial cost or other impacts of *not* implementing the legislation?

The property owner is willing to sell the property to the City at this time. If the City does not acquire it at this time, the owner will continue to utilize it for commercial purposes and may accept other offers. The South Park neighborhood will then lose the benefits of the \$600,000 Robert Wood Johnson Foundation grant planning for park and community uses at this site, and the City would lose an opportunity to expand the park and public access to the Duwamish River.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

OPCD is involved as this acquisition aligns with City's Duwamish Valley Program and doing outreach with the community about activating this space. OPCD has contracted with Duwamish Valley Affordable Housing Coalition to develop a potential plan for multipurpose space to address the needs of this unique and underserved community. SPR and other city departments will take this work into account when considering long term plans.

- b. **Is a public hearing required for this legislation?** No.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?** Not applicable.
- d. **Does this legislation affect a piece of property?** Yes, as depicted in Summary Ex A – Map of Duwamish Waterway Park Addition Acquisition.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?** Over 62% of South Park residents identify as non-white. Only 56% of these residents are within a five-minute walk to open space. The acquisition of the property, the community-led decision-making about development, and the use of Seattle’s Environmental Justice Committee’s “Principles of Public Space for Communities of Color,” will advance the Racial Equity Outcomes in the Duwamish Valley Action Plan. Specifically, it will advance Healthy Communities, Thriving Neighborhoods, Prosperity in Place, Equitable Access to City Resources, and Community Leadership and Capacity Building. The acquisition of this property will eliminate the uncertainty of property use during a community planning process and ensure that the expanded Duwamish Waterway Park can serve the residents of the South Park Community permanently.

OSE will use RWJF funds to hire a community engagement firm to develop an equitable engagement plan that includes interpretation and translation services. The firm will substantively partner with and compensate community organizations and individuals to gain their expertise and assist with engagement in the site planning for this acquisition.

The Office of Housing, is also advancing legislation to acquire land for developing affordable housing in South Park. These two proposed acquisitions are part of an intentional strategy, developed through the Duwamish Valley Program and the Capital Subcabinet, to break the investment and displacement cycle, by making concurrent investments in affordable housing, community-supportive spaces, and open space. This will increase the likelihood that the benefits from City investments accrue to incumbent communities, who have been most affected by inequities and disparities in health, education, opportunity, and access to beautiful green spaces as well as clean air, land, and water.

f. Climate Change Implications

1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?** This acquisition is likely to decrease carbon emissions at this site in that impervious surfaces will be removed after the existing tenant leaves the site and the site is redeveloped for park and community uses. The open space will help sequester carbon and reduce heat island effects.
2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so,**

explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

The City will work with community to lead site planning and conceptual design for the potential expansion of Duwamish Waterway Park in ways that advance their priorities for developing community-supportive spaces and open space, increasing access to the Duwamish River, restoring aquatic habitat, creating a network of connected open spaces along the Duwamish River, and expanding opportunities for cultural activities and uses for the site.

The project will be also a learning opportunity for project partners to identify and learn about best practices for creating a community-led Duwamish Valley Resilience District, including: shared funding; processes (e.g. shared decision-making, multisector collaboration); science (e.g. habitat); health equity; and anti-displacement. These will serve as a model for upcoming multimillion dollar capital investments in the Duwamish Valley, and for supporting community resilience.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s). Not applicable.**

List attachments/exhibits below:

Summary Exhibit A – Map of Duwamish Waterway Park Addition
Summary Exhibit B – Fifth Amendment to PSA