

# Proposed Acquisition 17<sup>th</sup> Ave. S & S Walker St. Site And Related Ordinance

City Council Parks, Public Utilities and Technology Committee

December 11, 2024

Seattle Parks and Recreation



City of Seattle

# Overview

**Objective:** Acquire land at 17th Ave. S and S Walker St. for a new block-sized park

## **Key Legislation Needed:**

Item 1: Ordinance authorizing the acquisition

Item 2: Ordinance authorizing use of King County Conservation Futures Tax (CFT) funds for this acquisition and to reimburse recent acquisition

**Significance:** Addresses park gaps in North Beacon Hill / North Rainier, leveraging funding from King County CFT (for proposed acquisition and reimbursement of a past purchase)



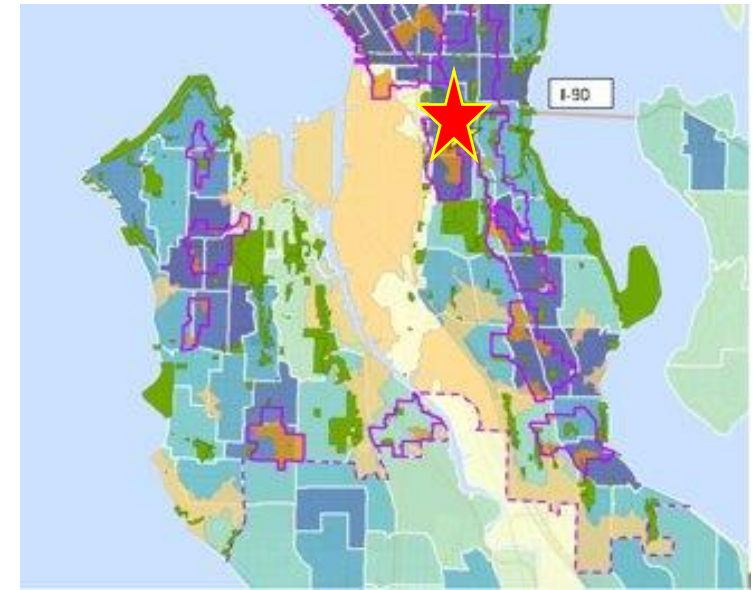
# Item 1: Acquisition Ordinance

## Requests authority to acquire 1.38-acre property

- Junction of North Beacon Hill Residential Urban Village (RUV) and North Rainier Hub Urban Village (HUV)

## Goals of Acquisition

- Fills existing park service gaps as defined in the 2024 Park and Open Space Plan
  - Urban village goal to have a park within a five-minute walk
  - Both urban villages' population density is among the highest in the city
- Supports Health and Equity goals
  - Both urban villages are the 2nd highest priority area category



**Red circle indicates approximate gap areas filled by acquisition.**

**Orange indicates existing gap area.**



# Acquisition Details: 17<sup>th</sup> and Walker Site

## 10 parcels bifurcated by 16-foot alley

- 7 vacant lots with canopy cover
- 1 single-family home covers 3 additional lots
- Developer/seller pursued two separate permits for 44 units (zoned for 1 unit/2,000 sf)

## Negotiated price (Letter of Intent): \$5.5 million

- Appraised value \$5.38 million
- Due diligence underway

## Timeline

- Finalize Purchase and Sale Agreement (PSA) and close early 2025



# Acquisition Details: 17<sup>th</sup> and Walker Site



Photos of 17th St & Walker

# Acquisition Details: Community Support

## Community Advocacy

- Support from Beacon Hill Council Seattle, El Centro de la Raza, Mount Baker Hub Alliance, Beacon Ridge Improvement Community, Beacon Business Alliance, 17th and Walker neighbors

## Support for CFT Grant Award

- Letters sent to King County Conservation Futures
- Advisory Committee recommended for full funding

## Opportunity

- Current canopy coverage provides opportunity for GSP forest restoration
- Good site to landbank while pursuing development funds
- Community collaboration on pedestrian connections and wayfinding to the Beacon Hill light rail station and potential cyclist rest stop
- Near new protected bike lanes on 15th Ave S

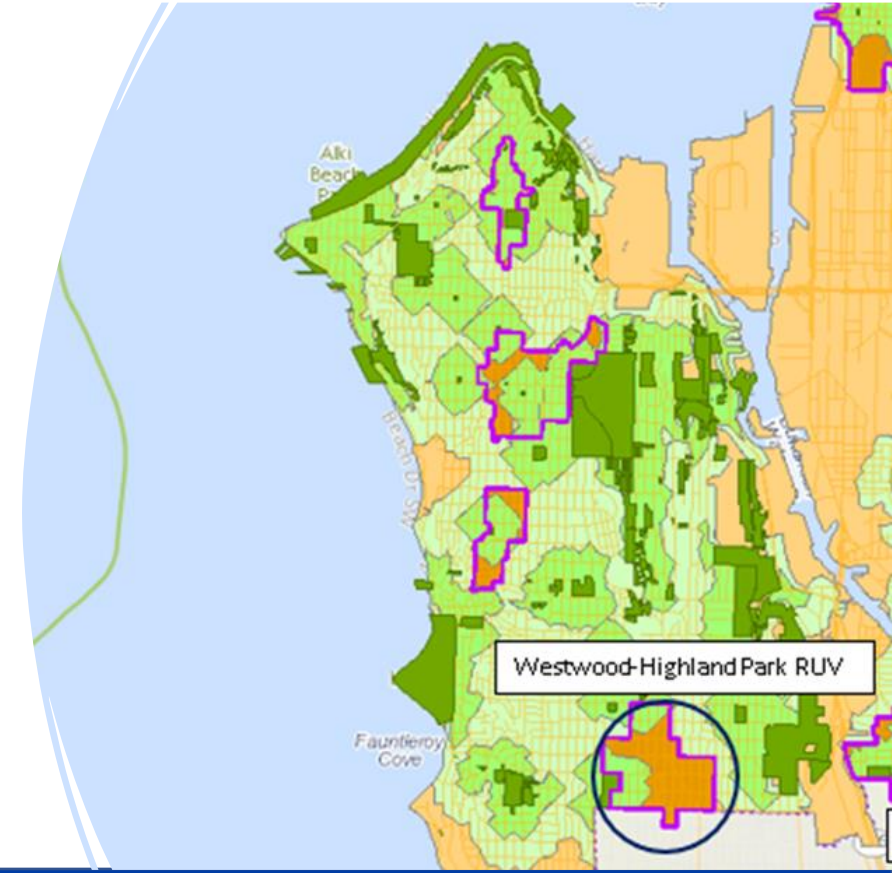
"Funding the acquisition of 17th and Walker trees would be a palpable gift to our children, and the next generation, and the next generation ad infinitum."

- El Centro de la Raza

# Item 2: CFT Interlocal Agreement Ordinance

Authorizes Amendment 5 to the existing Interlocal Cooperation Agreement between the City and King County for the Acquisition of Open Space Projects (“Interlocal”).

- Authorizes acceptance of 2025 King County Conservation Futures (CFT) for two projects:
  - 17<sup>th</sup> and Walker acquisition (\$5.5M)
  - Reimbursement of Westwood-Highland Park acquisition (\$3.25M).
    - 0.32 Acre Parcel
    - Authorized September 2024 (Ordinance 126900)



# Item 2: CFT Interlocal Agreement Ordinance

Authorizes Amendment 5 to the existing Interlocal Cooperation Agreement between the City and King County for the Acquisition of Open Space Projects (“Interlocal”).

- King County Council considering companion legislation early December 2024

	2025 Allocation (Amendment 5)	
Project Name		
Seattle (SPR)	Westwood-Highland Park RUV (Project #1147981)	\$25,000
Seattle (SPR)	Westwood-Highland Park RUV (Project #1146210/#1148053)	\$3,225,000
Seattle (SPR)	N. Beacon Hill RUV/Mt. Baker HUV (Project #1147980)	\$25,000
Seattle (SPR)	N. Beacon Hill RUV/Mt. Baker HUV (#1146210/#1148092)	\$5,475,000
	<b>TOTAL</b>	<b>\$8,750,000</b>





# Questions?

