

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Parks and Recreation	Donald Harris / 684-8018	Forrest Longman / 684-0331

Legislation Title: AN ORDINANCE relating to the Department of Parks and Recreation; authorizing execution of an agreement with Seattle School District No. 1 providing for the exchange of City-owned property at Garfield Playfield for District-owned property adjacent to the Rainier Beach Community Center; authorizing execution, acceptance and recording of Quitclaim Deeds and easements necessary for the development of the properties; authorizing execution of a lease for the Garfield Teen Life Center within Garfield High School; and superseding Ordinance 118477, which adopted Initiative 42, for the purposes of this ordinance.

Summary of the Legislation: This legislation authorizes the Superintendent of Parks and Recreation (DPR) to execute and accept quitclaim deeds to complete an exchange of properties with Seattle School District No. 1 (District) and to execute a lease with the District for DPR's operation of the new Garfield Teen Life Center at a cost of \$1.00 per year. In addition to the proposed land exchange, the City will pay the District \$24,028.19. The parties have completed lot boundary adjustments at both the Garfield and Rainier Beach sites.

The lease for the new Teen Life Center will have a term of 43 years. The facility replaces the former Teen Life Center which was demolished as a result of the expansion of Garfield High School. As with the previous lease, the District will be responsible for maintenance of the Center.

Background: In January 1994, the City Council adopted Resolution 28865 endorsing the Final Recommendations for the Building Excellence (BEX) Capital Improvement as adopted by the Superintendent of Public Schools and the Seattle Public Schools Board of Directors. In response to this Resolution and in the interests of completing the BEX program efficiently, the City undertook to remove or streamline procedural barriers to completing the program quickly and successfully.

The District has made various improvements to Garfield High School including the replacement of the Garfield Teen Life Center facility long operated by DPR. Because of site constraints, some of the District's improvements were constructed on adjacent City-owned property. As consideration for that property, the District agreed to convey certain other District-owned property at Rainier Beach to the City for the new Rainier Beach Community Center. The parties also agreed to a long term lease of the new Garfield Teen Life Center allowing for DPR's continued operation of the facility (at a cost of \$1 per year) and further agreed that the City would pay the District \$24,028.19 to equalize the property exchange values.

The District and DPR have completed and recorded lot boundary adjustments for the two properties. Authorization and acceptance of quitclaim deeds for conveyance for the properties,

proposed with this legislation, will fulfil promises made between the parties for the development of a new Rainier Beach Community Center, a Teen Life Center at Garfield High School and an expansion of Garfield High School which all benefit the communities in which they are located.

X This legislation has financial implications.

As part of this agreement, the City agrees to pay the District \$24,028.19. This expenditure is from existing appropriations to the Rainier Beach Community Center Redevelopment (K732337) CIP project and requires no additional appropriation.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

The agreement commits the City to perform ongoing maintenance at the Garfield Teen Life Center. This is consistent with the agreement governing the previous Teen Life Center and represents no new expenses.

b) What is the financial cost of not implementing the legislation?

The City may be required to purchase the School District property in use by the Rainier Beach Community Center absent the proposed exchange of properties. Costs would be considerable, perhaps as high as \$920,000. Also, the City might eventually have to find an alternative site for the Garfield Teen Life Center at a much higher lease rate.

c) Does this legislation affect any departments besides the originating department?

No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

There are none.

e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes, the legislation is regarding property at Rainier Beach Community Center and Garfield High School.

h) Other Issues:

None.

List attachments to the fiscal note below:

Attachment A – Lot Boundary Adjustment– Garfield Playfield

Attachment B - Property Exchange Map – Rainier Beach Community Center

Attachment C - List of Exchange Considerations