

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Parks and Recreation	Max Jacobs/206-930-0929	Anna Hurst 206-733-9317

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the City-owned real property known as the Red Barn Ranch and to the future North Rainier Park; authorizing the Superintendent of Parks and Recreation to execute documents removing recreational covenants from the Red Barn Ranch; and placing a restrictive covenant onto the North Rainier landbanked development property.

Summary and background of the Legislation: The City owns an approximately 38-acre property about 30 miles southeast of Seattle (in unincorporated King County, near Auburn) called the Red Barn Ranch, which Seattle Parks and Recreation (SPR) acquired in the early 1970's to serve as a youth camp. As with many park acquisitions, SPR acquired the Red Barn Ranch property using funds from state and federal open space programs administered by the Washington State Recreation and Conservation Office (RCO). These funds were granted the City on the condition that the Red Barn Ranch property be used permanently for public outdoor recreation, formalized by recording a restrictive covenant against the property which RCO called a "Deed of Right to Use Land for Public Recreation Purposes" as to the state funding program, along with an additional Deed as to the federal program.

As detailed in the Ordinance, the City renovated the property in 1971 and 1972, then operated it as a camp until 1983 when operating costs, logistical challenges, and budget constraints required closing the facility. Over the years since, SPR engaged partners to provide recreation and educational programming on the property. These included a conference and recreation center from 1985 to 1987, then a multipurpose education program run by the Auburn School District from 1988 to 1991. The site was closed from 1991 to 1994, after which the City engaged Camp Berachah Ministries to manage the property through a series of annual permits from 1995 to 2011, after which, from 2011 to 2014, the City entered into an agreement allowing Camp Berachah to continue operating a recreational camp while also permitting the Seattle Tilth Association (now Tilth Alliance) to operate a demonstration garden, farm incubator, and farming education programs. Camp Berachah ceased operations in 2014, leaving Tilth Alliance operating the property alone until 2018. The property has been vacant since then.

While these programs benefitted the public, they were not squarely within SPR's or the City's mission or service delivery model. Therefore, SPR has been exploring the idea of disposing of the property, with early analysis of the possibility of transferring the property to King County, in part because another governmental entity could retain the recreational deeds on the land. This effort was not successful, so a broader range of disposition options is needed.

Because of the RCO funding condition, the first step toward disposition is obtaining RCO approval to release its recreational deed. (The RCO also serves as SPR's contact to obtain federal concurrence to release the companion federal recreational deed.) That, in turn, requires SPR to offer an undeveloped replacement property onto which the Red Barn Ranch recreational deed could be transferred. SPR has done that, offering to encumber SPR property in the Rainier Valley (North Rainier landbank site) that is to be developed into a new neighborhood park. (Council approved accepting a development grant for this project under Resolution 31950 in 2020.) RCO approved the deed transfer in January 2021. Legislation now is required to release the recreational deeds from the Red Barn Ranch property and place a new recreational deed onto the North Rainier Park property.

This first step clears the way for a process by which to determine the best use or ultimate disposition of the Red Barn Ranch property. Future legislation will be presented regarding those later decisions.

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 X No

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?

Possibly, yes. SPR could determine that some site stabilization work needs to be done before the property is eventually transferred to an outside party. Such work could include demolishing existing buildings that are no longer usable and/or repairing or upgrading structures or systems that are usable. SPR will assess future costs when the actual scope of work is known, which may require additional funding as part of a future supplemental or budget process.

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

Yes, not releasing the recreational deeds now means SPR must continue to maintain the property for public recreation purposes, requiring ongoing operating and maintenance costs. In addition, in order to release the Red Barn Ranch recreational deeds in the future, SPR would have to either acquire a new replacement site, which it does not currently have budget to do, or forego up to \$1.5M in development grant funds on the North Rainier property so that the property could remain eligible as a replacement site.

4. OTHER IMPLICATIONS

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

This legislation will not immediately affect any other department. Future decisions regarding the property, including a possible future disposition, would involve other departments,

including Finance and Administrative Services, which would at a minimum update the City's real property inventory to reflect the changed status of the Red Barn Ranch property. Other departments also could be asked to assist in the disposition process.

b. Is a public hearing required for this legislation?

Yes, RCW 35.21.960 requires a public hearing before adopting legislation releasing a deed. The hearing will be held before the Council Committee votes on the legislation.

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

RCW 35.21.960, regarding release of a covenant, requires posting on the City's website notice of the public hearing 10 days before the hearing, and providing a press release to local newspapers. Such notice was posted as required, and a press release will have been timely sent to the *Seattle Times*. A record of the press release will be provided at the Committee meeting.

d. Does this legislation affect a piece of property?

Yes, maps are included as attachments to the legislation.

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?

This legislation releases recreational deeds that constrain the way the City can utilize the Red Barn Ranch property to advance Race and Social Justice goals. This legislation creates the opportunity to put the property to new use serving communities of color. Transferring the recreational deed to the North Rainier property has minimal impact to that property because (1) the property will be encumbered by additional recreational grants relating to its development funding; and (2) while RCO recreational deeds usually preclude most types of development on park land, RCO has agreed to allow flexibility for some future development to ensure the community's future needs for the property can be addressed.

This legislation involves the public notice described in 4b above, but there is no other public outreach planned at this time. Future uses of the Red Barn Ranch property will be developed based on Racial Equity Toolkit analysis and significant public outreach, which will be designed to reach non-English speakers.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

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.

No.

- 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)?**

This legislation does not include a new initiative or programmatic expansion.

List attachments/exhibits below:

Summary Attachment A - Maps