

FISCAL NOTE FOR CAPITAL PROJECTS ONLY

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 and the City Light Department; authorizing the acceptance of a donation of real property in the Yesler Terrace neighborhood from the Housing Authority of the City of Seattle for open space, park, and recreation purposes; declaring certain real property rights surplus to the needs of the City Light Department; authorizing the partial release of a City Light easement that affects property in the Yesler Terrace neighborhood, including the property to be donated; reallocating funding from the Acquisition Category Inflation Adjustment to the Opportunity Fund Category of the 2008 Parks and Green Spaces Levy; increasing appropriations to the Department of Parks and Recreation in the 2015 Adopted Budget; amending the 2015-2020 Adopted Capital Improvement Program; all by a three-fourths vote of the City Council.

Summary and background of the Legislation:

This legislation lays out the groundwork necessary to acquire and develop a neighborhood park in the new Yesler Terrace Community. The legislation includes the following provisions:

1. Authorizes the acceptance of a donation of 1.75 acres in Yesler Terrace for a neighborhood park from the Housing Authority of the City of Seattle (SHA);
2. Declares certain real property rights surplus to the needs of City Light and authorizes the partial release of a City Light easement that affects the donation property;
3. Reallocates \$2.6 million in the 2008 Parks and Green Spaces Levy (2008 Parks Levy) from the Acquisition Category Inflation Adjustment to the Opportunity Fund Category;
4. Increases appropriations to the Department of Parks and Recreation (DPR) in the 2015 Adopted Budget; and
5. Amends the 2015-2020 Adopted Capital Improvement Program by appropriating \$2,600,000 in the Opportunity Fund Category (K720041) for this project.

First Hill Hub Urban Village was identified as a priority neighborhood for park acquisition in both the 2000 Pro Parks Levy and the 2008 Levy. Because of scarcity of opportunities and high land costs DPR has not yet been able to acquire a property in the First Hill neighborhood for a new neighborhood park. SHA is willing to donate a 1.75 acre property in the redeveloping Yesler Terrace neighborhood to the City in exchange for development of a neighborhood park. Development of a park on the SHA property will allow DPR to provide a developed park to the community in the near future while still preserving funding in the 2008 Levy Neighborhood Park Acquisition Subcategory for future acquisition in the First Hill Hub Urban Village, as recommended by the 2008 Levy Oversight Committee.

The proposed project meets the goals of the 1998 First Hill neighborhood plan, which called for the acquisition of additional park sites in the First Hill Hub Urban Village, and is consistent with

the 2005 First Hill Urban Center Park Plan, which recommended working with SHA to develop parks and open space in Yesler Terrace. The development project has the support of the Yesler Terrace community and the First Hill Improvement Association (FHIA).

City Light has a blanket easement for overhead electrical distribution purposes over all of the Yesler Terrace property including the proposed donation property. City Light will be relocating electrical distribution lines and will not need an easement on the donation property. DPR wishes to take title to the donation property free and clear of unnecessary encumbrances, and City Light is willing to release the easement with respect to the donation property.

Funding for the project requires a reallocation of 2008 Levy funds. On July 28, 2014, the 2008 Parks and Green Spaces Levy Oversight Committee voted to recommend the reallocation of funds from the Acquisition Category Inflation Adjustment to the Opportunity Fund Category in order to fund the Yesler Terrace Neighborhood Park Development Project. As part of the City's cooperative agreement with SHA, DPR agreed to spend up to \$3.0 million on the development of the park.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
Yesler Neighborhood Park Development	K730203	Yesler Terrace Neighborhood	3 rd Quarter 2013	4th Quarter 2016

X **This legislation creates, funds, or anticipates a new CIP Project.**

X **This legislation has financial implications.**

Appropriations:

Fund Name and Number	Department	Budget Control Level*	Existing 2014 Appropriation	2015 Appropriation	Total
2008 Parks Levy Fund #33860	Parks & Recreation	2008 Parks Levy-Neighborhood Parks Acquisitions (K720010)	400,000		
2008 Parks Levy Fund #33860	Parks & Recreation	2008 Parks Levy-Opportunity Fund K720041		2,600,000	
TOTAL			400,000	2,600,000	3,000,000

Notes: The total cost of developing the neighborhood park is expected to be \$3 million, of which \$400,000 was already appropriated. These funds were used to cover planning and initial design costs.

Spending Plan and Future Appropriations for Capital Projects:

Spending Plan and Budget	2014	2015	2016	2017	Total
Spending Plan	\$400,000	\$2,600,000			\$3,000,000
Current Year Appropriation	\$400,000	\$2,600,000			
Future Appropriations					

Spending Plan and Budget Notes:

Funding Source:

Funding Source (Fund Name and Number, if applicable)	2014	2015	2016	2017	Total
2008 Parks Levy Fund (33860)	\$400,000	\$2,600,000			
TOTAL	\$400,000	\$2,600,000			\$3,000,000

Funding Source Notes:

Uses and Sources for Operation and Maintenance Costs for the Project:

O&M	2014	2015	2016	2017	2018	2019	Total
Uses							
Start Up			\$56,023	\$57,144	\$58,287	\$59,452	\$230,906
On-going							
Sources (itemize)			\$56,023	\$57,144	\$58,287	\$59,452	\$230,906

Operation and Maintenance Notes:

The new facility O&M costs listed above reflect the costs to care for the fully-developed Yesler Terrace Neighborhood Park next to Yesler Community Center. DPR anticipates that the new park will be heavily used with special events and community gatherings in addition to everyday use in a densely populated urban area. Work includes maintaining a multi-use plaza, play area, play court, picnic area, bench and single seating, automatic irrigation, landscaping, rain garden, and bioswale. Graffiti removal, litter removal, signage, and repairs will be done as well. Costs assume a 2% inflation rate in each successive year.

Periodic Major Maintenance Costs for the Project: N/C

Major Maintenance Item	Frequency	Cost	Likely Funding Source
TOTAL	N/C	N/C	TBD

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
The development of the park will lead to ongoing O&M costs for DPR.
- b) **What is the financial cost of not implementing the legislation?**
The development of the park is a cost effective approach to adding park space on First Hill. Not implementing this legislation would forego this opportunity.
- c) **Does this legislation affect any departments besides the originating department?**
Yes, City Light.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
An alternative to creating and developing the park at Yesler Terrace would be to acquire private property and develop it.

- e) **Is a public hearing required for this legislation?** Yes, a public hearing is required regarding the release of the City Light easement.
- 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
- h) **Other Issues:** There are none.

List attachments to the fiscal note below:

Attachment A: Map of Proposed Yesler Terrace Neighborhood Park