

## 2016 Seattle City Council Green Sheet

Ready for Notebook

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**Budget Action Title:** Transfer \$200,000 of King County levy funding to within DPR for consultant services for a planning process regarding the development and operation of a Seattle-based land trust or conservancy

Has CIP Amendment: Yes                      Has Budget Proviso: No

Councilmembers: Harrell; Licata; Okamoto; Rasmussen

Staff Analyst: Evan Clifthorne; Traci Ratzliff

Council Bill or Resolution:

Date		Total	SB	BH	JO	TR	NL	TB	JG	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

### Summary of Dollar Effect

*See the following pages for detailed technical information*

	2015 Increase (Decrease)	2016 Increase (Decrease)
<b>General Subfund</b>		
<i>General Subfund Revenues</i>	\$0	\$0
<i>General Subfund Expenditures</i>	\$0	\$0
<i>Net Balance Effect</i>	\$0	\$0
<b>Other Funds</b>		
<i>Park and Recreation Fund (10200)</i>		
<i>Revenues</i>	\$0	\$200,000
<i>Expenditures</i>	\$0	\$200,000
<i>Net Balance Effect</i>	\$0	\$0
<i>2013 King County Parks Levy</i>		
<i>Revenues</i>	\$0	\$0

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<b><i>Expenditures</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>
<b><i>Net Balance Effect</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>
<b><i>Total Budget Balance Effect</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>

***Budget Action description:***

This budget action transfers \$200,000 of 2013 King County Parks Levy funding within the Department of Parks and Recreation (DPR). The funding would come from the Play Area Renovations Capital Improvement Program (CIP project K732468) in the Ballfields/Athletic Courts/Play Areas BCL. The transferred funding is to be used for consultant services for an organization such as the Seattle Parks Foundation to support a planning process regarding the development and support of a Seattle-based land trust or conservancy, with the goal of meeting community requests to acquire property for public uses possibly including urban agriculture, open space, environmental learning activities, and the City's existing P-Patch Program.

This budget action will be updated in Round 2 to include the specific changes to the Play Area Renovations Capital Improvement Program project.

The consultant will conduct the planning process in partnership with DPR and other relevant City of Seattle departments, park and open space organizations throughout the city, and the public. The process should, at a minimum, address the following:

1. How could the City best support the development and operation of a nonprofit land trust or conservancy established to acquire property for public uses such as urban agriculture, open space, environmental learning activities, and the City's existing P-Patch Program?
2. What level of City participation in the creation of such an organization would be needed in order to ensure that DPR's current and future acquisition goals, including the City's Race and Social Justice Initiative goals, would be advanced through a public-private partnership with a Seattle-based land trust or conservancy?
3. How could the City of Seattle leverage public sector acquisition funds through a partnership with a Seattle land trust or conservancy? How could the development of a land acquisition matching program at the City support the success of a land trust or conservancy? Based on examples from other jurisdictions, how important would such a program be for the overall success of this initiative?
4. What can be learned from successful models in other jurisdictions, and how might those examples help meet unique goals and conditions in Seattle?
5. What support or interest is there in the private sector to financially support the advancement of a Seattle-based land trust or conservancy at a scale sufficient to meet the city-wide need?
6. How could a Seattle-based land trust or conservancy address long-term operation and maintenance needs of acquired sites? How will site use factor into acquisition decisions? For example, if a site is purchased to support urban agriculture, how will that impact the long-term operation and

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maintenance costs?

### **Background:**

In the 2015 Adopted Budget, Council requested that DPR and the City Budget Office (CBO) convene an Interdepartmental Team (IDT) with other City departments to evaluate options for increasing the purchase or retention of surplus City properties for use as publicly accessible open space within the City. This evaluation was undertaken in response to community interest in the retention of City-owned properties for public use and the expansion of the City's P-Patch program to address multi-year wait times at many P-Patch locations throughout the City.

In its recommendations, the IDT noted that there are existing examples in other jurisdictions of successful approaches for public participation in expansion and retention of public land involving large community-based organizations. Such organizations are well suited to purchase and protect open space. Because these organizations are large and stable, they can take on maintenance for the long-term and reduce concerns raised about the staying power of smaller groups in providing the ongoing maintenance of acquired properties. With a city-wide view, a group like this would have the ability to address race and social justice concerns by making such concerns a key consideration of acquisitions.

Organizations such as the Trust for Public Land have significant experience working in other jurisdictions to assist in the development of such land trusts and conservancies. The Trust for Public Land in Washington State has expressed a strong interest in participating in a local effort to establish such an organization.

The City of Seattle is experiencing rapid growth, and is concurrently experiencing increasing requests for more open space, recreation areas and urban agriculture. Rising real estate prices put further pressure on the Parks Department to be extremely strategic with its land acquisition resources to address both asset and equity gaps in the system. This has led to calls from the community for innovative strategies to address the need to meet our present and future needs for open space.

The community desire for open space appears partially driven by a growing interest in urban agriculture, in part through the City's P-Patch program. Of the City's 77 P-Patches, approximately half of them have wait times of over a year, with some wait times longer than four years. Organizations such as Seattle Tilth are working concurrently with the City to meet this community interest in urban agriculture, with a particular focus on race and social equity. Through their work, Seattle Tilth has also identified a need for more resources for acquisition, and has expressed a strong interest in partnering on a planning process to develop a Seattle land trust or conservancy that would acquire property for public use.

Based on the 2015 ITD report, and on feedback from established park and open space organizations throughout the city, a partnership with a highly-resourced community-based land trust could supplement public open space acquisition resources and meet operation and maintenance challenges through private sector philanthropy.

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### Budget Action Transactions

**Budget Action Title:** Transfer \$200,000 of King County levy funding to within DPR for consultant services for a planning process regarding the development and operation of a Seattle-based land trust or conservancy

#	Transaction Description	Position Title	Number of Positions	FTE	Dept	BCL or Revenue Source	Summit Code	Fund	Year	Revenue Amount	Expenditure Amount
1	Reduce project appropriation to transfer to DPR for capital land acquisition planning purposes.				DPR	Ballfields/Athletic Courts/Play Areas (36000-CIP)	K72445	36000	2016		(\$200,000)
2	Increase support for capital land acquisition planning purposes.				DPR	Transfers to the Park and Recreation Fund	TBD1	36000	2016		\$200,000
3	Increase support for capital land acquisition planning purposes.				DPR	Transfers from King County Parks Levy	587900	10200	2016	\$200,000	
4	Increase appropriation for capital land acquisition planning purposes.				DPR	Planning, Development, and Acquisition	K370C	10200	2016		\$200,000