

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
Parks and Recreation	Chip Nevins/233-3879	Selena Elmer/256-5972

** 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 Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 920 Randolph Avenue; authorizing acceptance and recording of the deed for open space, park, and recreation purposes; and ratifying and confirming certain prior acts.

Summary and background of the Legislation: This proposed legislation authorizes the Department of Parks and Recreation (DPR) to acquire the property located at 920 Randolph Avenue by negotiation. The legislation also allows for the acceptance of the deed to the subject property for open space, park, and recreation purposes.

On August 5, 2014, Seattle voters approved the formation of the Seattle Park District, to provide stable funding for operations, maintenance, development and acquisition of parks and recreation facilities and programs.

The Seattle Park District provides funding to acquire park lands, including acquisition of properties to fill gaps in existing public ownership and preserve continuity within the City's greenspaces. Seattle Parks and Recreation has been acquiring property within the City's green spaces since the late 1960s. The Department prioritizes properties that have been identified for acquisition to fill gaps in existing public ownership within the City's green spaces. The proposed legislation authorizes DPR to acquire a 11,625 square-foot property, with a 1,150-s.f. house on it, located adjacent to Madrona Ravine. DPR attempted to acquire this property in 2016 when it went on the market – the City lost the bidding war and now has the opportunity to acquire this property. DPR will demolish the house.

DPR acquired the Madrona Ravine properties in the early 1990s to protect the forested ravine that extends through Madrona Park to Lake Washington and the creek that runs through it. The properties have a long heritage with strong ties to the surrounding community. This acquisition will add to the existing natural area that connects to Madrona Park.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

a. Does this legislation amend the Adopted Budget? Yes No

- b. 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?**
Once the acquisition is complete, the department will incur costs to demolish the house as well as increased operating costs for maintenance of the property. The demolition costs are currently budgeted, and DPR will include a request for the new facility maintenance costs in the 2020 budget process.
- c. Is there financial cost or other impacts of *not* implementing the legislation?**
If this property is not acquired this time, the property would likely be redeveloped thereby reducing the amount of greenspace available for public use.

3.d. Appropriations

Appropriations Notes: Funding from the Park Acquisition and Leverage Fund (Initiative 4.1) of the Park District will pay for this acquisition. The current budget for this project is \$995,000. The purchase price is \$870,000, with an additional budget of \$25,000 for staff time, title insurance and closing costs, and environmental testing and up to \$100,000 for demolition of the house. The funding for this acquisition was appropriated by Ordinance 124927.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
No
- b. Is a public hearing required for this legislation?**
No
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No
- e. Does this legislation affect a piece of property?**
Yes
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
The acquisition of the property will add to the greenspace acreage connecting the Madrona Ravine to Madrona Park thereby increasing access for all community members to enjoy these public amenities.

- 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).**

N/A

List attachments/exhibits below:

Summary Attachment A – Map of Madrona Ravine Acquisition