

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** 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 Hing Hay Park and property agreements with the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) and the City of Seattle; authorizing the Superintendent of Parks and Recreation to execute a Settlement Agreement and associated documents extinguishing an easement on City-owned real property and modifying a covenant encumbering SCIDpda-owned real property; amending Ordinance 124927, which adopted the 2016 Budget; lifting a proviso; and authorizing use of certain City funds to design and construct a public restroom within the Bush Hotel building to serve users of Hing Hay Park and other members of the public.

Summary and background of the Legislation: This Legislation will update current property agreements between SCIDpda and the City of Seattle for Hing Hay Park and the Bush Hotel building. It will extinguish existing easements that have been non-performing and allow the hotel's improvements on park property through a long-term Revocable Use Permit (RUP). It also procures space within the Bush Hotel for the construction of a public restroom/comfort station, concierge office, and indoor/outdoor storage by creating City-owned and operated condominium units. This action fulfills a long-standing agreement in which SCIDpda was to provide access to public restrooms inside the hotel building and public ingress/egress through a vacated alley adjacent to the west side of the building, from South Jackson Street to Hing Hay Park, in exchange for hotel-related plaques/monuments and improvements on or above park property.

2. CAPITAL IMPROVEMENT PROGRAM

a. Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ **X** ___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

a. Does this legislation amend the Adopted Budget? ___ Yes ___ **X** ___ 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? Yes. There are new one-time and ongoing costs associated with this project.

For one-time costs, the 2016 Budget had \$300,000 budgeted for the project but due to cost escalation, the total project cost is now approximately \$470,000. DPR will shift

existing funding and appropriation within the same BCL to cover the cost increases, and therefore, no appropriation increases are required between BCLs or funding sources.

For ongoing costs, the City will own the storage areas and public restrooms and be responsible for monitoring, supplying, cleaning, and maintaining the areas after they are constructed and conveyed to the City of Seattle. These costs will be budgeted as part of the normal budget process for new DPR assets once the project is complete.

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

Construction money had been set aside by Council to fund the construction of the public restrooms through a budget proviso imposed by Council in the 2016 budget that allocated up to \$300,000 towards building a comfort station. The costs of construction are currently escalating and delay in approving this legislation or funding the project will increase the overall construction budget.

3.d. Appropriations

_____ **This legislation adds, changes, or deletes appropriations.**

Appropriations Notes:

The City created a funding mechanism to design and construct the anticipated new public restroom under a proviso in Green Sheet 64-1-A-2-2016, which set aside funds in the amount of \$300,000 to be released for development of the public restroom in the Bush Hotel upon resolution of the unworkable easement described above. As noted above, the updated project estimate is about \$170,000 more than originally anticipated in the green sheet, and DPR will use existing appropriation within the same BCL to cover the additional costs. No additional funds or appropriation are being requested in this legislation. New facility cost appropriations will be included in a future budget process once the project is complete.

3.e. Revenues/Reimbursements

_____ **This legislation adds, changes, or deletes revenues or reimbursements.**

3.f. Positions

_____ **This legislation adds, changes, or deletes positions.**

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?**

This legislation will impact a park and property within the International District which is a diverse community. It will provide access to public restrooms in a popular neighborhood park.

- 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 Att A – Map of Premises