

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
Parks and Recreation	Lise Ward/733-9106	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

- a. **Legislation Title:** AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 3656 34th Avenue South; authorizing acceptance and recording of the deed for open space, park, and recreation purposes; authorizing acquisition by condemnation; and ratifying and confirming certain prior acts.
- b. **Summary and background of the Legislation:** This proposed legislation authorizes the Department of Parks and Recreation (DPR) to acquire the property located at 3656 34th Avenue South by voluntary negotiation or by condemnation. The legislation allows for the acceptance of the deed to the subject property for open space, park, and recreation purposes. The Council bill also authorizes the City Attorney to commence condemnation proceedings, if necessary.

On August 5, 2014, Seattle voters approved the formation of the Seattle Park District, providing stable funding for operations, maintenance, development and acquisition of parks and recreation facilities. The Seattle Park District provides funding to acquire park lands.

The City of Seattle purchased and assembled two properties totaling .75 acres between 34th and 35 Avenues South, north of South Charlestown Street, in 2011 and 2016 for future development of a park in the North Rainier Hub Urban Village. The project to develop this property is in the design phase. The City has attempted to purchase the southwest corner parcel over the past few years, at 3656 34th Avenue South; however, it has passed through several owners and is currently at SDCI for a permit to subdivide the property into two parcels. If subsequently developed, the resulting buildings on the southwest boundary of the DPR site will reduce visibility in the park. The City's purchase of the subject site will result in a larger park serving a growing urban village (as evidenced by Southeast Effective Development's constructed and pending multi-family residential buildings serving a diverse neighborhood) and will open the site to better visibility from South Charlestown Street.

2. CAPITAL IMPROVEMENT PROGRAM

- a. **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?
There will be carrying costs to landbank the property until development is implemented.
- c. Is there financial cost or other impacts of *not* implementing the legislation? If this property is not acquired, the opportunity to acquire an existing underdeveloped site that would comprise the corner of the new park will be lost, as it will be redeveloped with commercial space.

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, but public comments on the condemnation legislation may be submitted at the appropriate Seattle City Council committee meeting and during the public comment period prior to the Council's final action on the Council Bill.
- 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? Yes under RCW 8.25.290.
- e. Does this legislation affect a piece of property? Yes, attached as Summary Attachment A.
- 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 North Rainier neighborhood is more diverse, less wealthy, has more children, and a higher percentage of non-English speaking households than the median for Seattle.

The North Rainier Hub Urban Village was designated as a gap area (deficient in park space) in DPR's GAP Analysis, and properties were acquired in 2011 and 2016 for future development as a park. While the future park (located next to the property currently considered for acquisition) will ease the identified gap, the acquisition of the subject property will better serve this diverse community by both increasing the size and usability of the park under design and by enhancing key elements of Crime Prevention Through Environmental Design (CPTED) principles by expanding the outer edge of the park to the southwest corner of 34th Avenue South and South Charlestown Street.

- 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). Not applicable.**

h. Other Issues: None

List attachments/exhibits below:

Attachment 1 – North Rainier Hub Urban Village - Proposed Acquisition