

2016 Seattle City Council Green Sheet

Ready for Notebook

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**Budget Action Title:** Transfer \$200,000 of King County levy funding in DPR for a feasibility study of land trust strategies; provide \$200,000 in REET II and GSF backfill; amend 2016-2021 CIP accordingly

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>		
<b>General Subfund Revenues</b>	\$0	\$0
<b>General Subfund Expenditures</b>	\$0	\$60,000
<b>Net Balance Effect</b>	\$0	(\$60,000)
<b>Other Funds</b>		
<b>Cumulative Reserve Subfund - REET II Subaccount (00161)</b>		
<b>Revenues</b>	\$0	\$0
<b>Expenditures</b>	\$0	\$140,000
<b>Net Balance Effect</b>	\$0	(\$140,000)
<b>Park and Recreation Fund (10200)</b>		
<b>Revenues</b>	\$0	\$200,000

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<b><i>Expenditures</i></b>	<b><i>\$0</i></b>	<b><i>\$200,000</i></b>
<b><i>Net Balance Effect</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>
<b><i>2013 King County Parks Levy</i></b>		
<b><i>Revenues</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>
<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>(\$200,000)</i></b>

***Budget Action description:***

This budget action makes \$200,000 in Department of Parks and Recreation (DPR) funding available for consultant services—such as could be provided by Seattle Parks Foundation and Forterra—to complete a feasibility study of land trust strategies, and public sector best practices, to support community-purpose land uses including, but not limited to, urban agriculture, open space, and environmental learning activities.

The funding comes from 2013 King County Parks Levy funding transferred from the Play Area Renovations Capital Improvement Program (CIP project K732468). However, the budget action makes no change to total funding for the Play Area Renovations Capital Improvement Program (CIP project K732468) in the Proposed 2016-2021 CIP as it adds \$140,000 in REET II and \$60,000 in GSF to the Play Area Renovations Project (CIP project K732468).

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. What are promising strategies for encouraging individual and private sector financial support for community-purpose property acquisitions and long-term management / stewardship by a private land trust at a scale sufficient to meet the city-wide need? Potential strategies may include tools such as interim financing, land banking, and crowd sourcing.
2. How could the development of a publicly funded matching program support the success of those strategies? Is there an opportunity to advance DPR’s current and future acquisition goals by making matching funds for property acquisition available through partnerships with a private land trust? How specifically could the City’s Race and Social Justice Initiative goals be advanced through such a program?
3. What can be learned from successful models in Washington State and in other jurisdictions, and how might those examples help meet unique goals and conditions in Seattle? Based on an overview of successful models and Seattle-specific goals and conditions, what type of public and private support would such an effort need to initiate and maintain a successful portfolio of projects?
4. What are the criteria (location, size, adjacency, features) for properties that may be acquired and how do they meet the range of needs and purposes of neighborhood stakeholders, community-based

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entities, and community service organizations? How might parcel-scale mapping analyses help to identify community-purpose acquisition opportunities within specific communities or citywide?

5. Are there opportunities for city departments and nonprofit organizations to increase the success of community-purpose property acquisition and maintenance efforts by providing assistance to community-based or site-specific groups or organizations? What kinds of assistance would be most effective, and how could this be integrated with a citywide approach to acquisition and maintenance?

**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.

The City of Seattle is experiencing rapid growth, and is concurrently experiencing greater demand for open space, recreation areas, and urban agriculture. Rising real estate prices have reduced the capacity of the Parks Department to acquire lands sufficient to address both asset and equity gaps in the system. This has led to calls from the community for innovative strategies to address unmet present and future open space needs.

In its recommendations, the IDT pointed to successful examples of large community-based organizations that are well suited to purchase, protect, and take on long-term maintenance of open space. Organizations such as Forterra and the Trust for Public Land have extensive experience assisting in the development and successful operation of land trusts and conservancies. Both organizations have expressed a strong interest in participating in a local effort to address the increasing desire for community-purpose land uses.

The community need for additional open space can be illustrated by the growing interest in urban agriculture. Of the City’s 77 P-Patches, approximately half of them have wait times of over a year; in some neighborhoods the wait exceeds four years. Seattle Tilth has been working with the City for 30 years to provide urban farming opportunities, delivering a range of education and employment programs with a particular focus on race and social equity. Seattle Tilth has also identified a great need for acquisition of more farmland, and has expressed a strong interest in partnering on a planning process to increase acquisition of property for public use.

Based on the 2015 ITD report, and on feedback from established park and open space organizations in Seattle, the City could benefit from partnerships with highly-resourced community-based organizations that have proven capacities to marshal private and public sector resources for land acquisition, development, and stewardship. These public-private partnerships could supplement existing open space acquisition resources to help meet new operation and maintenance challenges.

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### Budget Action Transactions

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#	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
5	Increase use of CRS REET II fund balance for DPR Play Area Renovations project (Project Number K732468).				CRS	Use of (Contribution to) Fund Balance	379100	00161	2016	\$140,000	
6	Increase CRS REET II support to DPR for Play Area Renovation Project (Project Number K732468).				DPR	Ballfields/Athletic Courts/Play Areas (00161-CIP)	K72445	00161	2016		\$140,000

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7	Increase GSF support to DPR for Play Area Renovation Project (Project Number K732468)				DPR	Ballfields/Athletic Courts/Play Areas (00100-CIP)	K72445	00100	2016		\$60,000