SUMMARY and FISCAL NOTE*

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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 the Fort Lawton Redevelopment Plan Application; authorizing a Memorandum of Agreement setting forth the terms of collaboration between The City of Seattle and Seattle School District No. 1 in the redevelopment of the former Fort Lawton Army Reserve Center.

Summary and background of the Legislation: The Memorandum of Agreement (MOA) sets forth the terms of collaboration between the City and Seattle Public Schools in the redevelopment of the former Fort Lawton Army Reserve Center. Specifically, it provides Seattle Public Schools the opportunity to participate in implementation of the Fort Lawton Redevelopment Plan by pursuing acquisition of 5-6 acres located in the southern portion of the surplus 34-acre site through a public benefit conveyance process and developing the site as multi-purpose athletic fields. All park and recreational property at Fort Lawton owned by the District and Seattle Parks and Recreation will be operated and maintained consistent with the existing Joint Use of Facilities Agreement between the District and City. That agreement is up for extension or renewal in October 2019. Funds for acquisition of the site was included in Seattle Public Schools' BEX V levy that was passed by the voters in February 2019. If Seattle Public Schools decides not to pursue acquisition for any reason, Seattle Parks and Recreation would acquire the property through a public benefit parks conveyance at no cost.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? **___ Yes _X_ No**

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?
The legislation authorizes a MOA that would provide for a quarter of the pre-development and caretaker costs at Fort Lawton to be paid for by Seattle Public Schools, if they proceed with acquisition of 5-6 acres of the federal surplus 34-acre Fort Lawton property for development of multi-purpose athletic fields.

Those costs are currently paid for by the City under terms of the lease of the entire Fort Lawton property from the U.S. Army. Under terms of the MOA, SPS would pay a quarter of the costs the City has incurred from December 1, 2017 until the property is transferred by the

U.S. Army. Pre-development/caretaker costs include security, drainage fees, utilities (electricity, water, gas), and graffiti removal. The first invoice, for the period through December 31, 2018, in the amount of $80,790, will be provided by the City to the District immediately upon execution of this Agreement. Thereafter, the City will invoice the District on a quarterly basis a proportionate share of actual pre-development/caretaker costs (estimated $28,836). The District will make payment to the City within (30) days of receipt of each invoice. The District's total contribution towards such caretaker costs will not exceed $249,000. However, if the District acquires the Property, financial obligations to be approved by the School Board would include development costs for the fields plus the District's proportionate share of pre-development/caretaker costs exceeding $249,000, if any.

Is there financial cost or other impacts of *not* implementing the legislation?
The City will pay for pre-development and caretaking costs associated with implementation of the Fort Lawton Redevelopment Plan as planned prior to Opportunity to all of the property intended for parks and recreation-related uses at no cost

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
Seattle Parks and Recreation

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 – see attachment (Site Plan). The multi-purpose athletic fields would be developed just south of the surface parking lot that says "proposed rezone to LR2."

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? What is the Language Access plan for any communications to the public?
No. If Seattle Public Schools decides not to pursue acquisition of the property for any reason, Seattle Parks and Recreation would include that site as part of their larger property acquisition for parks and recreation uses. In that event, SPR would acquire the property through a public benefit parks conveyance at no cost and develop the multi-purpose athletic fields. Whether the athletic fields are owed by the District or SPR, they will be operated and maintained consistent with the ongoing Joint Use of Facilities Agreement between the District and City (next scheduled for update and extension October 2019). Therefore, this legislation does not have unique racial and social justice implications.

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 - Site Plan