

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Parks & Recreation	Chip Nevins/233-3879	Anna Hurst/733-9317

** 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 Seattle Parks and Recreation; authorizing the acquisition of real property commonly known as 2318 NE 125th St.; 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 Seattle Parks and Recreation (SPR) to acquire the property located at 2318 NE 125th St. 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 greenspace properties. Seattle Parks and Recreation has been acquiring property within the City's green spaces since the late 1960s. The proposed legislation authorizes SPR to acquire a 39,226 square-foot property, with a 1,890-s.f. house and 760-s.f. cottage on it, located adjacent to the north branch of Thornton Creek. SPR will demolish the house and cottage.

The intent is for this project to be a partnership between SPR and Seattle Public Utilities (SPU). The two departments are developing a Memorandum of Agreement (MOA) that will define cost sharing, roles, responsibilities and processes for specified activities including urban creek restoration and enhancement projects on the property. SPR will use Park District funding to purchase the property. SPU will reimburse SPR for half the acquisition and demolition costs and pay for the stream restoration project. The intent is to transfer a portion of the property to SPU for urban creek restoration and enhancement projects at the time that SPU provides funding to the project pursuant to the MOA.

This acquisition extends the goals of the 2000 Thornton Creek masterplan developed by SPU. SPR and SPU have partnered on several projects in the Thornton Creek watershed as part of their cooperative effort to protect and enhance water quality and associated natural resource values in the watershed. This property represents a unique opportunity to reconnect the floodplain along this section of Thornton Creek to provide additional salmon habitat and increase the flood retention ability of the watershed.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes 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?

Once the acquisition is complete, SPR will incur additional costs to demolish the house and cottage as well as increased operating costs for maintenance of the property. The demolition costs are currently budgeted, and SPR may include a request for the new facility maintenance costs in a future budget process.

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

The property is actively on the market. If the City does not acquire it at this time, the property will be sold, and this opportunity will be lost.

3.d. Appropriations

The Park District's Park Acquisition and Leverage Fund (Initiative 4.1) will fund this acquisition. The current budget for this project is \$1,200,000. The purchase price is \$1,050,000, with an additional budget of \$30,000 for staff time, title insurance and closing costs, and environmental testing and up to \$120,000 for demolition of the house. The funding for this acquisition was appropriated by Ordinance 125475.

3.e. Revenues/Reimbursements

Revenue/Reimbursement Notes: SPR has applied for King County Conservation Futures Tax funding (CFT) to reimburse the department for half the cost of acquisition (not including demolition).

3.f. Positions

Not applicable.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department? Seattle Public Utilities.
- 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?** Not applicable.
- e. **Does this legislation affect a piece of property?** Yes, included in this legislation as Summary Attachment A - Map of Thornton Creek: 125th Street Acquisition.
- 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 greenspace to the Lake City community, a historically underserved area.
- 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.

List attachments/exhibits below:

Summary Attachment A – Map of Thornton Creek: 125th Street Acquisition