



Legislation Text

File #: CB 120648, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to Seattle Parks and Recreation; authorizing the acquisition of real property commonly known as 9200 18th Ave SW; authorizing acceptance of a recording of the deed for open space, park, and recreation purposes; amending Ordinance 126725, which adopted the 2023 Budget, including the 2023-2028 Capital Improvement Program; changing appropriations to various departments and budget control levels, and from various funds in the Budget; making an appropriation from the Park and Recreation Fund for acquisition and related costs; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

WHEREAS, Seattle Park and Recreation's (SPR) 2017 Parks and Open Space Plan used race, equity and health, poverty and income, and population density mapping, among other criteria, to help identify priority areas for the Long-Term Acquisition Strategy; and

WHEREAS, the 2017 Parks and Open Space Plan identified West Seattle's Westwood-Highland Park Residential Urban Village (WHPRUV) as having a park walking distance service gap, defined as a lack of parks within a five-minute walking distance, coupled with high levels of poverty, obesity, diabetes, and lack of physical activity, based on socio-economic data correlated with health data; and

WHEREAS, in 2018 the community group called the Friends of the Delridge Triangle were awarded a Department of Neighborhoods Neighborhood Matching Fund grant to hire a design team to demonstrate how Seattle Department of Transportation's (SDOT) Delridge Triangle, bounded by Delridge Way SW, SW Barton Street, and 18th Avenue SW, could be adapted to better serve the community's open space needs; and

WHEREAS, the preferred concept in the 2019 design report included both the Delridge Triangle parcel and a portion of the adjoining 18th Avenue SW right-of-way, both areas totaling approximately .64 acres; and

WHEREAS, in 2019 SDOT identified the Delridge Triangle parcel and a portion of the adjoining 18th Avenue SW right-of-way as a candidate for a future transfer of jurisdiction ordinance (TJO) to transfer said transportation property (SDOT Property) to SPR for park, recreation and open space; and

WHEREAS, the preferred concept showed that the .64-acre SDOT Property has potential to be used as a park, its triangular shape and location adjoining busy Delridge Way SW pose challenges to safely siting park programming; and

WHEREAS, a .32-acre property bounding the SDOT Property has willing sellers who are supportive of adding their property to the SDOT Property to increase the size of the neighborhood park; and

WHEREAS, the 2017 Parks and Open Space Plan identifies a neighborhood park as being sized between .25 and nine acres; and

WHEREAS, at close to one acre, the entire proposed future park site exceeds the 10,000-square-foot minimum size to meet walking distance criteria intended to fill the service gap and support programming to address the existing equity and health disparities; and

WHEREAS, this acquisition, when coupled with the future SDOT TJO, would result in a park site of significant size that would be difficult to replicate in this competitive real estate market; NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Superintendent of Parks and Recreation (“Superintendent”), or the Superintendent’s designee, is authorized, on behalf of the City of Seattle, to acquire the following described real property, situated in the City of Seattle, County of King, State of Washington, and commonly known as the property at 9200 18th Avenue SW (“Property”), together with all rights, privileges, and other property pertaining thereto, for open space, park, and recreation purposes:

LOTS 17, 18, AND 19, BLOCK 2, WHITE CENTER, AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 65, RECORDS OF KING COUNTY, WASHINGTON.

Section 2. The Superintendent, or the Superintendent’s designee, is authorized to execute and perform on behalf of the City of Seattle a Real Estate Purchase and Sale Agreement (“Agreement”) with the seller substantially in the form of Attachment 1 to this ordinance, by which the City will acquire the Property in exchange for a purchase price not to exceed \$3,500,000 as supported by an appraisal, negotiation, and other promises set forth in the Agreement; and to accept a deed for the Property consistent with the terms of the Agreement by executing a Deed Acceptance Certificate substantially in the form of Attachment 2 to this ordinance.

Section 3. In order to pay for necessary costs and expenses incurred or to be incurred, but for which insufficient appropriations were made due to causes that could not reasonably have been foreseen at the time of making the 2023 Budget, appropriations for the following items in the 2023 Budget are increased from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	CIP Project Name/ID	CIP Project Appropriation Change
3.1	Seattle Parks and Recreation	Park and Recreation Fund (10200)	Building for the Future (BC-PR-20000)	Park Land Acquisition and Leverage Fund (MC-PR-21001)	\$3,530,000
Total					\$3,530,000

Section 4. The Property shall be placed under the jurisdiction of Seattle Parks and Recreation.

Section 5. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if

not approved and returned by the Mayor within 10 days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by a 3/4 vote of all the members of the City Council the _____ day of _____, 2023, and signed by me in open session in authentication of its passage this _____ day of _____, 2023.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2023.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2023.

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 - Real Estate Purchase and Sale Agreement
Attachment 2 - Deed Acceptance Certificate