

ORDINANCE No. 121804

COUNCIL BILL No. 115240

The City of Seattle--Legislative Department

AN ORDINANCE relating to City real property; transferring jurisdiction of certain property in Block 46, Gilman Park, commonly referred to as 5701 22nd Avenue NW (PMA 4278-Ballard Safeway), from the Fleets and Facilities Department to the Department of Parks and Recreation for park and recreation purposes.

Date Reported and Adopted _____

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____ report that we have considered the same and respectfully recommend that the same:

(DD, JG, PS)
Y: 3, N: 0

Motion: DD
2nd: JG

59-05 Passed 7-0 (Excused: Della, Steenbrueck)

COMPTRROLLER FILE No. _____

Introduced:	By: DELLA
Referred:	To: Parks, Neighborhoods & Education
Referred:	To:
Referred:	To:
Reported:	Second Reading:
Third Reading:	Signed:
Presented to Mayor:	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Law Department

Committee Chair

(Signature)

ORDINANCE 121804

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3 AN ORDINANCE relating to City real property; transferring jurisdiction of certain property in
4 Block 46, Gilman Park, commonly referred to as 5701 22nd Avenue NW (PMA 4278-
5 Ballard Safeway), from the Fleets and Facilities Department to the Department of Parks
6 and Recreation for park and recreation purposes.

7 WHEREAS, Ordinance 119111, passed August 17, 1998, amended the Seattle Comprehensive
8 Plan to establish the boundaries and adopt the planning targets, goals, and policies for the
9 Crown Hill/Ballard Urban Villages; and

10 WHEREAS, the Crown Hill/Ballard Neighborhood Plan calls for the creation of a civic complex
11 in the core of the Ballard Hub Urban Village; and

12 WHEREAS, the Ballard Municipal Center Master Plan envisioned the development of a park as
13 the centerpiece of the Ballard Municipal Center, and specifically identifies the Ballard
14 Safeway site as a neighborhood park; and

15 WHEREAS, the Neighborhood Parks, Green Spaces, Trails and Zoo Levy as proposed by
16 Ordinance 120024, and approved by Seattle voters on November 7, 2000, provides funds
17 for the development of new neighborhood parks, including a Ballard Municipal Center
18 Park in the Neighborhood Park Development subcategory; and

19 WHEREAS, Ordinance 120234, passed January 8, 2001, provided for the acquisition by
20 condemnation of the former Ballard Safeway site for general municipal purposes,
21 including but not limited to, the Ballard Civic/ Municipal Center; and

22 WHEREAS, the City acquired the site at 5701 22nd Ave N.W. with an appropriation from the
23 2001 Capital Facilities Bond Fund in 2001; and

24 WHEREAS, the Fleets and Facilities Department and the Department of Parks and Recreation
25 recommend transferring jurisdiction of the property described in Section 1 below for use
26 as a park; NOW, THEREFORE,

27 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

28 Section 1. Jurisdiction of the following described property is hereby transferred from the
Fleets and Facilities Department to the Department of Parks and Recreation:



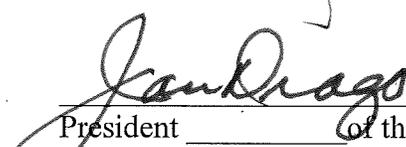
1 Lots 7 to 18, inclusive, Block 46, Gilman Park, according to plat recorded in volume 3 of
2 plats, page 40, in King County, Washington.

3 The Superintendent of the Department of Parks and Recreation shall manage and control said
4 property for its intended use as a park.

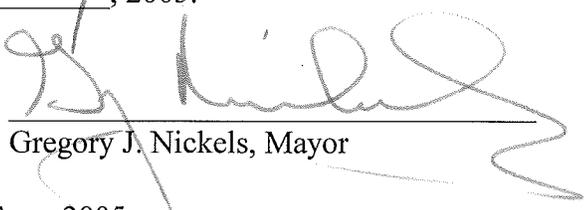
5 Section 2. Any act pursuant to the authority of this ordinance and prior to its effective
6 date is hereby ratified and confirmed.

7 Section 3. This ordinance shall take effect and be in force thirty (30) days from and after
8 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
9 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.
10

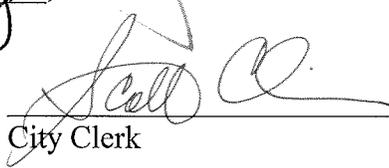
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12
13 Passed by the City Council the 9th day of May, 2005, and signed by me in open
14 session in authentication of its passage this 9th day of May, 2005.

15
16 
17 President _____ of the City Council

18 Approved by me this 18th day of May, 2005.

19
20 
21 Gregory J. Nickels, Mayor

22 Filed by me this 20th day of May, 2005.

23
24 
25 City Clerk

26 (Seal)

FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Fleets and Facilities as Real Property Asset Management Coordinator	John Kennedy (FFD) 4-0357 Donald Harris (Parks) 4-8018	Candice Chin 3-7014

Legislation Title:

An ordinance relating to City real property; authorizing the transfer of jurisdiction of certain property in Block 46, Gilman Park, commonly referred to as 5701 22nd Avenue NW (PMA 4278-Ballard Safeway), from the Fleets and Facilities Department to the Department of Parks and Recreation for park and recreation purposes.

Summary and background of the Legislation:

This legislation transfers jurisdiction of property, known as the former Ballard Safeway site, from the Fleets and Facilities Department to the Department of Parks and Recreation. The transferred property will become a park and serve as the centerpiece of a new Ballard Municipal Center, as envisioned within the Ballard Municipal Center Master Plan.

The Crown Hill/Ballard Neighborhood Plan calls for a park to serve as the centerpiece of a new Ballard Municipal Center and identifies the Ballard Safeway site as the recommended location for the new neighborhood park. Ordinance 119111, passed August 17, 1998, amended the Seattle Comprehensive Plan to establish the boundaries and adopt the planning targets, goals, and policies of the Crown Hill/Ballard Neighborhood Plan, which calls for the creation of a civic complex in the core of the Ballard Hub Urban Village. Ordinance 120234, passed January 8, 2001, provides for the acquisition by condemnation of the former Ballard Safeway site for general municipal purposes, including but not limited to, the Ballard Civic/Municipal Center. The Neighborhood Parks, Green Spaces, Trails and Zoo Levy approved by Seattle voters on November 7, 2000 provided approximately \$2.5 million in funding for a Ballard Municipal Center Park, and the Department of Parks and Recreation is prepared to assume jurisdiction of the site.

Project Name:	Project I.D.	Project Location:	Start Date:	End Date

This legislation creates, funds, or anticipates a new CIP Project.

This legislation does not have any financial implications.

This legislation has financial implications.



Appropriations: This legislation does not directly change an appropriation nor result in budget authority being moved within a Budget Control Level or to a Budget Control Level.

Fund Name and Number	Department	Budget Control Level*	2005 Appropriation	2006 Anticipated Appropriation
TOTAL				

Spending Plan and Future Appropriations for Capital Projects: This legislation does not anticipate additional appropriation authority requests.

Spending Plan and Budget	2005	2006	2007	2008	2009	2010	Total
Spending Plan							
Current Year Appropriation							
Future Appropriations							

Funding source: This legislation does not generate revenue nor require additional capital project funding sources.

Funding Source (Fund Name and Number, if applicable)	2005	2006	2007	2008	2009	2010	Total
TOTAL							

Note: The appropriation from the 2000 Parks Levy for the development of the Ballard Municipal Center Park was approved prior to 2005, (of which approximately \$2.5 million is planned for the development of this project).

Bond Financing Required: This legislation does not create a project or program that requires financing.

Type	Amount	Assumed Interest Rate	Term	Timing	Expected Annual Debt Service/Payment
TOTAL					



Uses and Sources for Operation and Maintenance Costs for the Project: The following are the estimated startup, operating, and maintenance costs and fund sources over a six year period.

New Facility Operation and Maintenance Cost

Type of Cost	2005	2006	2007	2008	2009	2010	Total
Uses							
Start Up	0	0	0	0	0	0	0
On-going	9,600	29,700	30,800	31,100	32,100	32,742	166,042
Sources (itemize)							
2000 Parks Levy Fund (33850)	9,600	29,700	30,800	31,100	0	0	101,200
To Be Determined	0	0	0	0	32,100	32,742	64,842

Higher than normal maintenance care is anticipated, because of the site's particular location and multiple uses. The new park would require roughly \$166,042 in new Operations and Maintenance (O&M) costs over a six-year period, based on design recommendations and O&M cost estimates contained in the 2000 Parks Levy documents. These costs include the costs for a fully developed site, including maintenance of various hardscapes (paved paths and plaza, skateboard bowl and seating, graffiti removal, etc.), maintenance of irrigation lines and electrical components, care of shrub beds and lawn areas, litter and trash pick up, and general maintenance and repair of other site amenities. The estimated costs also include drainage tax, utility charges and water. The costs do not include the cost of maintaining the skateboard bowl which already has separate O&M funding.

O&M costs for 2005 are much less than for subsequent years, because the cost estimates assume that the new park becomes operational in 4th Quarter 2005. Costs include a 2% annual inflation rate for 2006 and each following year. The 2000 Parks Levy Fund would provide funding through 2008. An alternative funding strategy has yet to be determined for 2009 and future years.

Note: A water feature was added to the park design after O&M costs were incorporated into the 2000 Parks Levy documents. The additional cost of operating and maintaining a water feature would be approximately \$8,500 per year (in 2005 dollars) and is not included in the O&M cost estimates above.



Periodic Major Maintenance costs for the project: No capital costs of performing periodic maintenance are anticipated.

Major Maintenance Item	Frequency	Cost	Likely Funding Source
TOTAL			

Funding sources for replacement of project: No project replacement costs are required.

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Total Regular Positions Created Or Abrogated Through This Legislation, Including FTE Impact: No positions are created or abrogated by this legislation.

Position Title and Department*	Fund Name	Fund Number	Part-Time/Full Time	2005 Positions	2005 FTE	2006 Positions**	2006 FTE**
TOTAL							

- **Do positions sunset in the future?**

No.

- **What is the financial cost of not implementing the legislation:**

The Crown Hill/Ballard Neighborhood Plan identifies the Ballard Safeway site as a neighborhood park, and Ordinance 119111 incorporates the Crown Hill/Ballard Neighborhood Plan goals and policies into the Seattle Comprehensive Plan. Not implementing the proposed legislation would violate the spirit of Ordinance 119111.

- **What are the possible alternatives to the legislation that could achieve the same or similar objectives:**

The Department of Parks and Recreation is best qualified to manage the new park and has requested jurisdiction over the Ballard Safeway site. Ordinance 120234 clears the way for park implementation by providing for site acquisition by condemnation.

- **Is the legislation subject to public hearing requirements:**

No



- **Other Issues**

None

- **Attachments**

None.





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

April 12, 2005

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

I am pleased to transmit the attached proposed Council Bill that transfers jurisdiction of property, known as the former Ballard Safeway site, from the Fleets and Facilities Department to the Department of Parks and Recreation. The transferred property will become the "Ballard Civic Center Park" and serve as the centerpiece of a new Ballard Municipal Center, as envisioned within the Ballard Municipal Center Master Plan.

Ordinance 119111, passed August 17, 1998, amends the Seattle Comprehensive Plan to establish the boundaries and adopt the planning targets, goals, and policies for the Crown Hill/Ballard Urban Villages. The Crown Hill/Ballard Neighborhood Plan calls for the creation of a civic complex in the core of the Ballard Hub Urban Village. The Ballard Municipal Center Master Plan is part of the Crown Hill/Ballard Neighborhood Plan and specifically identifies the site being transferred as a neighborhood park. Ordinance 120234, passed January 8, 2001, provides for the acquisition of the former Ballard Safeway site by condemnation, and the Department of Parks and Recreation is currently prepared to assume jurisdiction of the site. A plan for the park is being developed that will include a skateboard area, a large lawn area, a water feature, and public art.

Transferring jurisdiction over the Ballard Safeway site is integral to implementing the Ballard Municipal Center Master Plan. Thank you for your consideration of this legislation. Should you have questions, please contact John Kennedy at 4-0357.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over a large, faint circular stamp or watermark.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@seattle.gov

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STATE OF WASHINGTON - KING COUNTY

--SS.

186070
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCES IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

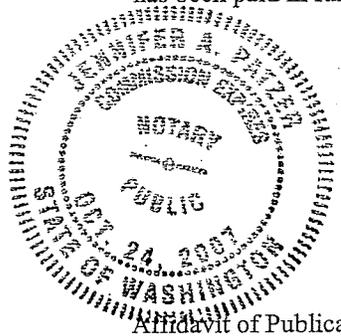
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:121802-121811

was published on

05/25/05

The amount of the fee charged for the foregoing publication is the sum of \$ 145.75, which amount has been paid in full.



[Signature]

Subscribed and sworn to before me on

05/25/05

[Signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on May 9, 2005, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 121811

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 121807

AN ORDINANCE relating to the City's capital budget; abandoning certain unspent appropriations and increasing Capital Improvement Program allocations for purposes of Ordinance 121660.

ORDINANCE NO. 121809

AN ORDINANCE authorizing the Department of Executive Administration to close certain funds and subfunds; authorizing the transfer of all unexpended and unencumbered balances and other assets and liabilities of those funds and subfunds; and abandoning appropriation authority from those funds and subfunds.

ORDINANCE NO. 121798

AN ORDINANCE amending the 2005 Adopted Budget, including the 2005-2010 Capital Improvement Program (CIP); changing appropriations to various departments and from various funds in the Budget; making cash transfers between various City funds and subfunds; removing a 2005 budget proviso; and creating positions; all by a three-fourths vote of the City Council.

ORDINANCE NO. 121808

AN ORDINANCE amending the 2004 Adopted Budget, including the 2004-2009 Capital Improvement Program (CIP); changing appropriations to various departments and from various funds in the Budget; amending the total dollar amount allocated for a project in 2004 in the 2004-2009 CIP; and lifting various budget provisos; all by a three-fourths vote of the City Council.

ORDINANCE NO. 121810

AN ORDINANCE authorizing, in 2005, acceptance of funding from non-General-Subfund sources; authorizing the Department of Parks and Recreation, the Human Services Department, the Office of Housing, the Office of Sustainability and Environment, Seattle City Light, the Seattle Department of Transportation, the Seattle Fire Department, the Seattle Municipal Court, the Seattle Police Department, and the Department of Information Technology to accept specified grants and private funding.

ORDINANCE NO. 121806

AN ORDINANCE relating to the 2005 Budget; carrying forward certain unexpended appropriations from the 2004 budget of various departments and funds for both capital and non-capital purposes; all by a three-fourths vote of the City Council.

ORDINANCE NO. 121805

AN ORDINANCE relating to the Seattle Center Department; authorizing execution of an agreement with the Seattle International Children's Festival for the presentation of annual festivals at Seattle Center.

ORDINANCE NO. 121804

AN ORDINANCE relating to City real property; transferring jurisdiction of certain property in Block 46, Gilman Park, commonly referred to as 5701 22nd Avenue NW (PMA

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4278-Ballard Safeway), from the Fleets and Facilities Department to the Department of Parks and Recreation for park and recreation purposes.

ORDINANCE NO. 121803

AN ORDINANCE relating to housing for low-income households; adopting the 2005-2006 Administrative and Financial Plan for 2002 Housing Levy Programs; amending the Affordable Housing Financing Plan adopted by Ordinance 120823; adopting certain policies for use of funds from the 1986 Housing Levy and 1995 Housing Levy; and ratifying and confirming prior acts.

ORDINANCE NO. 121802

AN ORDINANCE relating to the sale of City real property for multifamily development; authorizing the sale of Dearborn-Hiawatha Parcel 2c in the I-90 Redevelopment Project area, at Hiawatha Place South and South Charles Street, to Artspace Projects, Inc. or its designee; authorizing the Director of the Office of Housing to execute, deliver, and administer the contract for sale of land, deed and related documents; and ratifying and confirming prior acts.

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, May 25, 2005.
5/25(186070)