



SEATTLE CITY COUNCIL

Legislative Summary

CB 118493

Record No.: CB 118493

Type: Ordinance (Ord)

Status: Passed

Version: 1

124868

In Control: City Clerk

File Created: 07/24/2015

Final Action: 09/29/2015

Title: AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 3650 34th Avenue South; and authorizing acceptance and recording of the deed for open space, park, and recreation purposes.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Godden

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: Susan Golub

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	08/03/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk Notes:						
1	City Clerk	08/03/2015	sent for review	Council President's Office.			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office Notes:						
1	Council President's Office	08/05/2015	sent for review	Parks, Seattle Center, Libraries, and Gender Pay Equity Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Parks, Seattle Center, Libraries, and Gender Pay Equity Committee Notes:						

- | | | | | | |
|---|--|------------|---------------------------------|---|------|
| 1 | Full Council | 09/08/2015 | referred | Parks, Seattle Center, Libraries, and Gender Pay Equity Committee | |
| 1 | Parks, Seattle Center, Libraries, and Gender Pay Equity Committee | 09/15/2015 | pass | | Pass |
| | Action Text: The Committee recommends that Full Council pass the Council Bill (CB). | | | | |
| | In Favor: 3 Chair Godden, Vice Chair Harrell, Member Rasmussen | | | | |
| | Opposed: 0 | | | | |
| 1 | Full Council | 09/21/2015 | passed | | Pass |
| | Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill: | | | | |
| | In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant | | | | |
| | Opposed: 0 | | | | |
| 1 | City Clerk | 09/22/2015 | submitted for Mayor's signature | Mayor | |
| | Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor | | | | |
| | Notes: | | | | |
| 1 | Mayor | 09/29/2015 | Signed | | |
| | Action Text: The Council Bill (CB) was Signed. | | | | |
| | Notes: | | | | |
| 1 | Mayor | 09/29/2015 | returned | City Clerk | |
| | Action Text: The Council Bill (CB) was returned. to the City Clerk | | | | |
| | Notes: | | | | |
| 1 | City Clerk | 09/29/2015 | attested by City Clerk | | |
| | Action Text: The Ordinance (Ord) was attested by City Clerk. | | | | |
| | Notes: | | | | |
-

CITY OF SEATTLE
ORDINANCE 124868
COUNCIL BILL 118493

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 3650 34th Avenue South; and authorizing acceptance and recording of the deed for open space, park, and recreation purposes.

WHEREAS, the City Council created the Parks and Green Spaces Levy Citizens' Advisory

Committee to ensure citizen participation in the development of a potential package of parks, open space, boulevards, trails, green infrastructure, and recreation projects, and a proposed set of options to fund the package by Resolution 31055; and

WHEREAS, the Parks and Green Spaces Levy Citizens' Advisory Committee, after being duly appointed and after spending many hours in open meetings and receiving public testimony and deliberating on the levy, voted by a strong majority to recommend that the City Council place a \$145,500,000 six-year levy proposal for park purposes before the voters of Seattle; and

WHEREAS, in response to this recommendation, the City Council passed Ordinance 122749, placing Proposition 2, the 2008 Parks and Green Spaces Levy, before the voters of Seattle; and

WHEREAS, the 2008 Parks and Green Spaces Levy was approved by Seattle voters on November 4, 2008; and

WHEREAS, Ordinance 122749 identifies the North Rainier Hub Urban Village for a potential neighborhood park acquisition; and

1 WHEREAS, the Department of Parks and Recreation considers the North Rainier Hub Urban
2 Village as significantly underserved with quality open space, and the area is, therefore, a
3 priority area for additional acquisition of parks and open space; and

4 WHEREAS, The City of Seattle ("City") purchased the property located at 3640 35th Avenue
5 South ("City-owned Property") on December 29, 2011 from Southeast Effective
6 Development, a Washington nonprofit corporation;

7 WHEREAS, the existing City-owned Property is small in size totaling only 6,480 square feet,
8 but Southeast Effective Development has offered to sell its property located at 3650 34th
9 Avenue South, as well as four additional vacant parcels, which are adjoining, or adjacent
10 to, the City-owned Property which, if purchased by the Department of Parks and
11 Recreation and added along with the City-owned Property, would create a sufficient size
12 and space for a three-quarter-acre City park; and

13 WHEREAS, the City has determined that the purchase of the Southeast Effective Development's
14 adjacent properties will enhance the size of the new North Rainier Hub Urban Village
15 neighborhood park and better meet the criteria to address open space needs established in
16 Seattle's Parks and Recreation 2006 Development Plan, and Seattle's 2006 Open Space
17 Gap Report Update, and the acquisition of the aforementioned adjoining and adjacent
18 property is in the public's best interest to acquire the same for open space, park, and
19 recreation purposes; NOW, THEREFORE,

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

21 Section 1. The Superintendent of Parks and Recreation ("Superintendent"), or the
22 Superintendent's designee, is authorized, on behalf of The City of Seattle, to acquire real
23 property commonly known as 3650 34th Avenue South for a purchase price not to exceed

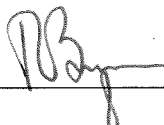
1 \$1,250,000. The legal description of the real property (referred to hereafter as the "Property") is
2 as follows:

3 Lots 5 through 8 and Lots 13 through 16, inclusive, Block 44, C.D. Hillman's Rainier
4 Boulevard Garden Addition to the City of Seattle, according to the plat thereof recorded in
5 Volume 12 of Plats, page 65, in King County, Washington.

6
7 Section 2. The Superintendent of Parks and Recreation, or the Superintendent's
8 designee, is authorized to execute all documents and legal instruments as he deems necessary or
9 desirable to accomplish acquisition of the Property consistent with this ordinance. The
10 Superintendent, or the Superintendent's designee, is authorized to accept the deed of the Property
11 on behalf of the City by attaching his written acceptance thereof and by recording the same. By
12 authorization of this ordinance, the Property shall be accepted and designated by the City for
13 open space, park, and recreation purposes, and placed under the jurisdiction of the Department of
14 Parks and Recreation.


Section 3. 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 ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 21st day of September, 2015, and signed by me in open session in authentication of its passage this 21st day of September, 2015.



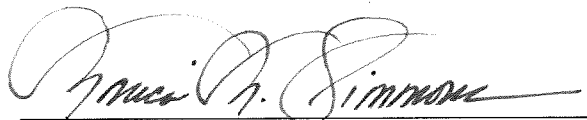
President _____ of the City Council

Approved by me this 24th day of September, 2015.



Edward B. Murray, Mayor

Filed by me this 29th day of September, 2015.



Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Parks and Recreation	Donald Harris/684-8018	Forrest Longman/684-0331

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 3650 34th Avenue South; and authorizing acceptance and recording of the deed for open space, park, and recreation purposes.

Summary and background of the Legislation: On November 4, 2008, Seattle voters approved a six-year property tax levy, the 2008 Parks and Green Spaces Levy (Levy), for the purpose of improving and expanding the City's parks and green spaces. The attached proposed Council Bill authorizes the Department of Parks and Recreation (DPR) to acquire five parcels currently owned by Southeast Effective Development (SEED), a not-for-profit community development corporation. One parcel is improved with a residential structure (to be removed after closing) and the other four parcels are vacant. The current acquisition totals approximately 25,920 square feet. The legislation allows for the acceptance of the deed(s) to the subject property for open space, park, and recreation purposes.

The properties are located between 34th Avenue South and 35th Avenue South, north of South Charlestown Street, in the North Rainier Hub Urban Village. When added to the 6,480 square foot parcel previously acquired by DPR from SEED in 2011, this acquisition will fill an identified open space gap in the North Rainier Hub Urban Village, and will help satisfy the goal to provide parks within walking distances for residents in and around urban villages. This is a key planning goal included in both the Seattle's Parks and Recreation 2006 Development Plan and Seattle's 2006 Open Space Gap Report Update. The properties will not be developed until additional funding is available for that purpose, but in the interim they will require some level of maintenance leading to increased operating costs.

The properties have soil contamination from fill imported to the site 50+ years ago; however, DPR has reviewed existing environmental reports, performed additional testing to fill data gaps and determined the type and extent of contamination on the parcels. The purchase price will be adjusted to account for cleanup costs.

The total project cost is \$2 million which includes funding for demolition, appraisals, and environmental remediation; the acquisition cost is not to exceed \$1,250,000.

2. CAPITAL IMPROVEMENT PROGRAM

 X This legislation creates, funds, or amends a CIP Project.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Cost:
Neighborhood Park Acquisitions-2008 Parks Levy	K730010	3650 34 th Avenue S	September 2010	June 2016	\$2,000,000

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation has direct financial implications.

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2015	2016	2015	2016
	\$0	\$0	\$0	\$0
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2015	2016	2015	2016
	\$0	\$0	\$214,575	\$500,000
Positions affected:	No. of Positions		Total FTE Change	
	2015	2016	2015	2016
	N/A	N/A	N/A	N/A
Other departments affected:	N/A			

Appropriations Notes:

Cost for this acquisition will come from existing 2008 Parks Levy, Neighborhood Park Acquisition (K730010) appropriation, portions of which will be reimbursed by King County Conservation Futures funds as described in section 3b below.

3.a. Appropriations

 This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/##	2015 Appropriation Change	2016 Estimated Appropriation Change
TOTAL				

Appropriations Notes:

3.b. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
33860	DPR	King County CFT 2013	\$214,575	
33860	DPR	King County CFT 2016		\$500,000
TOTAL			\$214,575	\$500,000

Revenue/Reimbursement Notes: King County Conservation Futures funding requires a 50% match (from 2008 Parks & Green Spaces Levy). The 2013 CFT \$300,000 grant was partially allocated toward the first property acquisition from SEED. That parcel's purchase price was \$170,849; therefore, the reimbursement allotted toward that acquisition was \$85,425, leaving \$214,575 of reimbursement available for the pending transaction. In 2016 an additional \$500,000 allocation to this project was approved by the King County Conservation Futures Citizen's Oversight Committee. Both the King County Council and the Seattle City Council must approve the grant by legislation before the monies become available in 2016. Both the remaining \$170,849 of the 2013 grant and the \$500,000 grant must be matched by at least \$670,849 of City funding (2008 Parks & Green Spaces Levy) to be released for reimbursement.

3.c. Positions

 This legislation adds, changes, or deletes positions.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2015 Positions	2015 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

Position Notes:

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?** No.
- b) **Is there financial cost or other impacts of not implementing the legislation?**
If this property is not acquired, there will be a delay in achieving one of the goals of the Neighborhood Parks Acquisitions category of the 2008 Parks Levy Ordinance, which is acquiring property and expanding open space to serve the growing population in the North Rainier Hub Urban Village. This delay and further staff costs to meet this goal with another property would consume additional resources from the 2008 Parks Levy Fund. Additionally, the target site would likely be redeveloped at some point in the future, thereby eliminating its possibility for development as a neighborhood park.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **Is a public hearing required for this legislation?**
No.
- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- f) **Does this legislation affect a piece of property?**
Yes, map attached to this Bill Summary and Fiscal Note as Attachment 1.
- g) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
This legislation provides new park land for Southeast Seattle, a historically disadvantaged community.
- h) **If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**
This is not a new initiative or programmatic expansion.
- i) **Other Issues:** None.

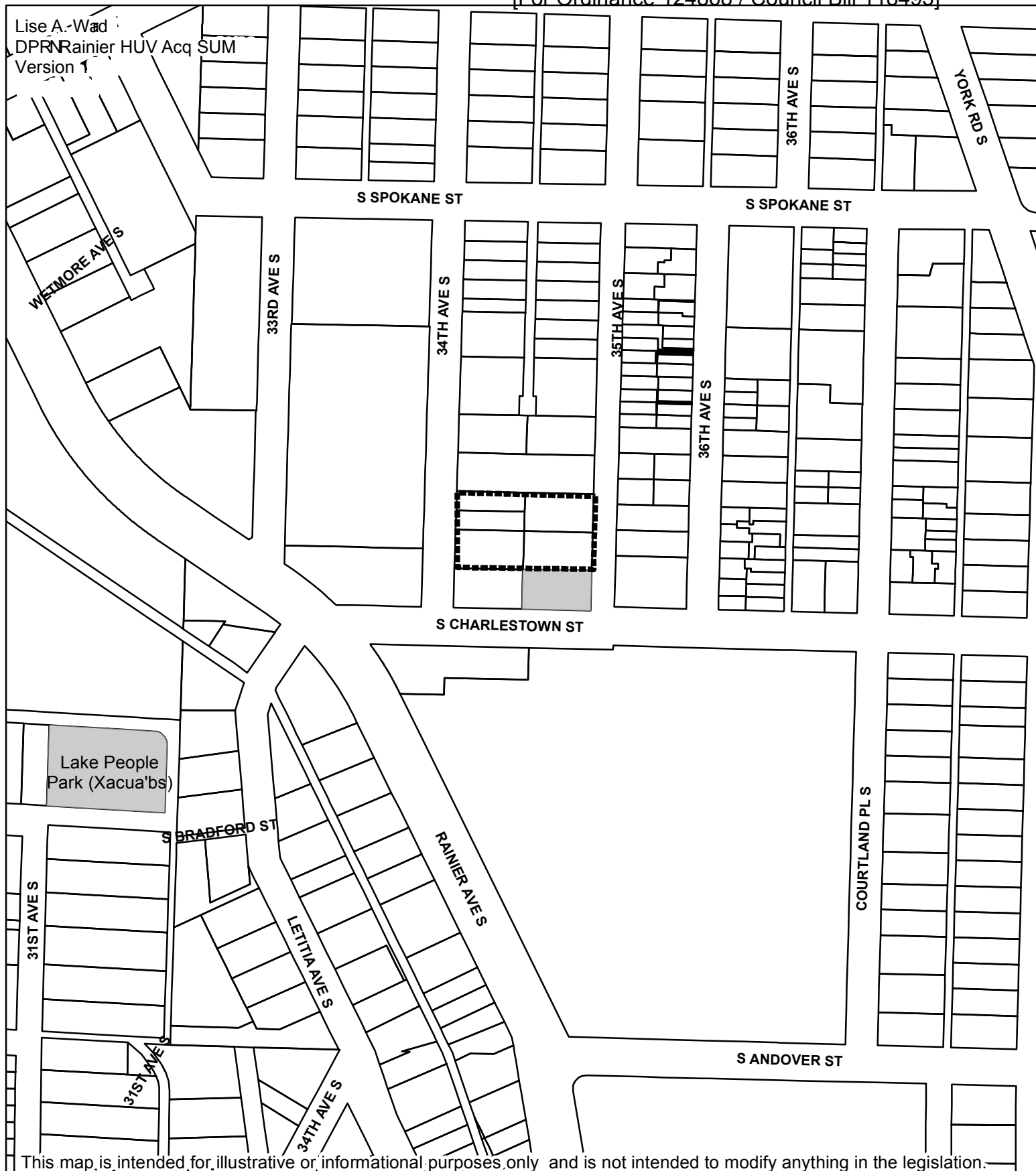
List attachments below:

Attachment 1: North Rainier Hub Urban Village – Proposed Acquisition (map)

Attachment 1

[For Ordinance 124868 / Council Bill 118493]

Lise A. Ward
DPR
Rainier HUV Acq SUM
Version 1



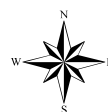
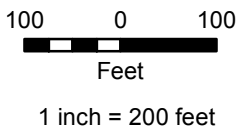
This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

North Rainier Hub Urban Village - Proposed Acquisitions



Legend

- Acquisition Parcel
- Park Boundary
- Parcel Boundary



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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Map date: March 4, 2015

Document Path: V:\Project\MISC\2008 Parks and Greenspaces Levy\Acquisitions\North Rainier HUV\North Rainier Hub HUV - legis 2 (P-ans) a.mxd

STATE OF WASHINGTON -- KING COUNTY

--SS.

329281

No. 124864,865,866,867,868

CITY OF SEATTLE, CLERKS OFFICE

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.

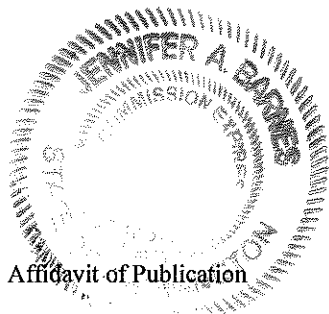
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCES

was published on

10/09/15

The amount of the fee charged for the foregoing publication is the sum of \$100.75 which amount has been paid in full.



Subscribed and sworn to before me on
10/09/2015

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on September 21, 2015, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124864

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent of Parks and Recreation to acquire, through negotiation or condemnation, land and other necessary property rights commonly known as portions of 12754 and 13002 NE Riviera Place for open space, park, and recreation purposes, and to execute, accept, and record deeds and convenient documents and agreements deemed by the Superintendent to be necessary to this transaction on behalf of the City; placing conveyed real property under the jurisdiction of the Department of Parks and Recreation; and ratifying and confirming certain prior acts.

Ordinance 124865

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the execution of an Agreement for Activation and Programming of Westlake Park and Occidental Square Park; and ratifying and confirming prior acts.

Ordinance 124866

AN ORDINANCE relating to King County Conservation Futures Levy proceeds; authorizing the Mayor to amend the Interlocal Cooperation Agreement between the City of Seattle and King County authorized by City of Seattle Ordinance 114978; and authorizing the deposit of 2015 allocations from King County Conservation Futures Levy proceeds into the City of Seattle's 2008 Parks Levy Fund.

Ordinance 124867

AN ORDINANCE related to the appropriations for Seattle Center; amending Ordinance 124648, which adopted the 2015 Budget; amending Ordinance 124349, which adopted the 2014 Budget; lifting a proviso; and changing appropriations within the Seattle Center Department.

Ordinance 124868

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 3650 34th Avenue South; and authorizing acceptance and recording of the deed for open space, park, and recreation purposes.

Date of publication in the Seattle Daily Journal of Commerce, October 9, 2015.

10/9(329281)

City of Seattle

Title Only Ordinances

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Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124859

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

Ordinance 124860

AN ORDINANCE relating to the Special Events Committee, special events permitting, and special events fees; amending Sections 15.52.005, 15.52.010, 15.52.020, 15.52.030, 15.52.040, 15.52.050, 15.52.060, 15.52.080, and 15.52.090 of the Seattle Municipal Code; and repealing and replacing Section 15.52.070 of the Seattle Municipal Code.

Ordinance 124861

AN ORDINANCE requiring owners of certain low-income housing to notify the Office of Housing and the Seattle Housing Authority of the owner's proposed sale of that housing; establishing penalties; and adding a new Chapter 22.907 to the Seattle Municipal Code.

Ordinance 124862

AN ORDINANCE related to rental housing; and amending Seattle Municipal Code subsection 22.206.180.C to require the owners of rental housing units to provide additional advance written notice to tenants prior to eviction.

Ordinance 124863

AN ORDINANCE relating to City employment commonly referred to as the Second Quarter 2015 Employment Ordinance; establishing new titles and/or salaries; designating positions as exempt from Civil Service status; amending Seattle Municipal Code Section 4.13.010; amending Seattle Municipal Code Section 4.2.030; and

ratifying and confirming certain prior acts; all by a 2/3 vote of the City Council.

Date of publication in the Seattle Daily Journal of Commerce, October 9, 2015.

10/9(329280)