



SEATTLE CITY COUNCIL

Legislative Summary

CB 119496

Record No.: CB 119496

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125819

In Control: City Clerk

File Created: 03/21/2019

Final Action: 05/16/2019

Title: AN ORDINANCE authorizing the Department of Parks and Recreation to enter into an agreement with Seattle Academy of Arts and Sciences to renovate the South Park Community Center site and develop an ongoing relationship in the South Park community consistent with the Terms of Agreement in Attachment 1.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - Terms of Agreement v3

Drafter: Paula Hoff

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	04/02/2019	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/02/2019	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	04/04/2019	sent for review	Civic Development, Public Assets, and Native Communities Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Civic Development, Public Assets, and Native Communities Committee						
	Notes:						

1 City Council 04/15/2019 referred Civic Development, Public Assets, and Native Communities Committee

Action Text: The Council Bill (CB) was referred. to the Civic Development, Public Assets, and Native Communities Committee

Notes:

1 Civic Development, Public Assets, and Native Communities Committee 05/01/2019 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).

Notes:

In Favor: 2 Vice Chair Bagshaw, Member González

Opposed: 0

1 City Council 05/13/2019 passed as amended Pass

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember Herbold, duly seconded and carried, to amend Council Bill 119496, by substituting version 2 for version 1; and by substituting version 3 for version 2 of Attachment 1.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 119496 as amended.

In Favor: 8 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember O'Brien, Councilmember Pacheco, Councilmember Sawant

Opposed: 0

2 City Clerk 05/15/2019 submitted for Mayor's signature Mayor

2 Mayor 05/16/2019 Signed

Action Text: The Council Bill (CB) was Signed.

2 Mayor 05/16/2019 returned City Clerk

2 City Clerk 05/16/2019 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

CITY OF SEATTLE

ORDINANCE 125819

COUNCIL BILL 119496

AN ORDINANCE authorizing the Department of Parks and Recreation to enter into an agreement with Seattle Academy of Arts and Sciences to renovate the South Park Community Center site and develop an ongoing relationship in the South Park community consistent with the Terms of Agreement in Attachment 1.

WHEREAS, the Department of Parks and Recreation (DPR), in partnership with Seattle

Academy of Arts and Sciences (Seattle Academy), Seattle Parks Foundation, and dedicated advocates within the South Park community, has worked over the past few years to develop a plan for a South Park Community Center Site Redevelopment that transforms this park space to better serve community and the City at large; and

WHEREAS, South Park has the highest youth population of any Seattle neighborhood, yet its residents have about one-tenth the accessible green space available to the average King County resident; and

WHEREAS, a concept design informed by community input was finalized in Spring 2018 to install and relocate a play area and provide other amenities, including a spray park, landscaping to mitigate negative health impacts from SR 99, an off-leash area, and a full size multi-sport synthetic field, circular walking trail and lighting; and

WHEREAS, the current park is underutilized and will benefit from lessening the impact of air and noise pollution, improved sight lines, and additional lighting; and

WHEREAS, the total estimated cost for this project is approximately \$9.8 million, and

WHEREAS, DPR has compiled a funding plan that includes state and county grants, a Seattle Park District Major Projects Challenge Fund allocation, Seattle Park District Major Maintenance funding, a 2019 City Adopted and 2020 Endorsed budget Real Estate

1 Excise Tax allocation, and a \$4 million donation from Seattle Academy for the athletic
2 field and lighting; and

3 WHEREAS, this legislation will enable Seattle Academy to kick off its fundraising campaign for
4 the synthetic turf field and lighting, a key element of the South Park Community Center
5 site redevelopment; NOW, THEREFORE,

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

7 Section 1. The Superintendent of Parks and Recreation or the Superintendent's designee
8 is authorized for and on behalf of The City of Seattle to negotiate an agreement with Seattle
9 Academy for support of the South Park Community Center Site Redevelopment that is consistent
10 with the terms and conditions contained in the Terms of Agreement between the parties, included
11 as Attachment 1 to this ordinance. DPR shall submit the final draft agreement for review to the
12 City Council's Civic Development, Public Assets, and Native Communities Committee.

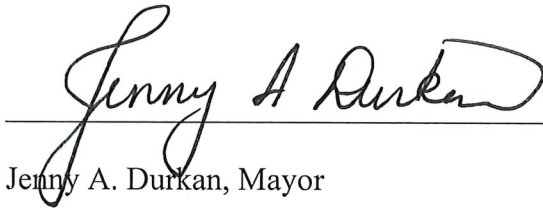
1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 13th day of May, 2019,
5 and signed by me in open session in authentication of its passage this 13th day of
6 May, 2019.


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8 President _____ of the City Council

9 Approved by me this 16th day of MAY, 2019.

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11 Jenny A. Durkan, Mayor

12 Filed by me this 16th day of MAY, 2019.

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14 Monica Martinez Simmons, City Clerk

15 (Seal)
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21 Attachments:
22 Attachment 1 – Terms of Agreement: South Park Campus Field Project

Terms of Agreement: South Park Campus Field Project

ROLES AND RESPONSIBILITIES

Department of Parks and Recreation (DPR) is engaging the Seattle Academy of Arts and Sciences (SAAS) to support the redevelopment of the South Park Community Center Playfield. The parties will be acting in their individual capacities, not as agents, employees, partners, joint ventures or associates of one another.

Function	DPR shall:	SAAS shall:
Operations and Maintenance	Operate and schedule the Playfield. Provide day to day maintenance.	Provide 50% of the cost of synthetic turf replacement over the term of this agreement (turf replacement would generally occur every 10 – 12 years).
Funding	Ensure completion of the South Park Campus Playfield and lighting. This includes soft costs.	Fund the playfield, including fencing, lighting, and other mutually agreeable elements of the turf field. This includes soft costs and shall not exceed \$4,000,000.
Field Programming	Keep the new field out of the field scheduling system as a pilot for up to 5 years to erase barriers to participation by enabling the community to utilize drop-in time, providing a process for the South Park community to schedule field use, and encouraging the formation of neighborhood sports programs. DPR will evaluate the pilot after two years based on the criteria above.	<p>Have priority access during SAAS’s fall and spring sports seasons defined as the last week of August to the second week of November (Fall) and first week of March to third week in May (Spring). Use will be from 3:00 pm – 5:30 pm, Monday – Friday.</p> <p>DPR will provide an annual report on the use of the new field by the community and SAAS for the first two years after completion of the field to understand demand for the field.</p> <p>Additional mutually agreeable hours for adjusted hours, summer or weekend use can be permitted, pending community needs.</p>
Public Benefits	For each year after the field renovation is completed, the Superintendent or designee will approve the submitted plan for ensuring public benefits are beneficial and appropriate for the community.	<p>In addition to providing a turf field and lights and paying for their field use, SAAS will commit to providing at least 50 hours, annually, to programming at the South Park Community Center and/or working with local schools and/or local nonprofit youth service agencies. Programming could include the following: soccer camps, after school student tutoring, mentorship programming, robotics and arts programs.</p> <p>The programming will be identified in collaboration with South Park CC, local schools and nonprofit organizations to fill gaps in the community offerings and facilitate an on-going relationship between SAAS and South Park residents.</p> <p>A plan for SAAS proposed annual public benefits will be submitted to SPR by October 1st of each year for the coming calendar year.</p>

Additional Field Space	Will continue to preserve dedicated space to accommodate SAAS teams at our South Seattle fields to allow for coordinated transportation.	Shall continue use of DPR facilities, in South Seattle, to accommodate other teams and allow for coordinated transportation.
Term of Agreement	25 years with the option for two 5-year extensions.	

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Seattle Parks and Recreation	Paula Hoff/615-0368	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 authorizing the Department of Parks and Recreation to enter into an agreement with Seattle Academy of Arts and Sciences to renovate the South Park Community Center site and develop an ongoing relationship in the South Park community consistent with the Terms of Agreement in Attachment 1.

Summary and background of the Legislation: This legislation authorizes the Department of Parks and Recreation (DPR) to enter into an agreement with Seattle Academy so it can begin fund raising \$4 million for the South Park Campus Playfield, consistent with the terms laid out in the Terms of Agreement: South Park Campus Field Project (Attachment 1 to the ordinance).

The terms of the agreement are consistent with existing DPR policies that allow the department to establish scheduling priorities specific to a particular site in return for major facility improvements or other considerations of benefit to the public.

DPR engaged with South Park residents using a targeted approach to ensure access to historically underrepresented community members. Outreach was done at the South Park Community Center Late Night Teen Program, Summer Day Camp, the playground and wading pool, evening family events, as well as several special events throughout the South Park neighborhood. DPR was able to reach over 500 South Park residents and receive feedback on what they wanted to see in the South Park Community Center site design.

DPR will move forward the site plan design, finalized in Spring 2018 (Attachment A), to install and relocate a play area, install a spray park, mitigate health impacts through landscaping, create a full-size multi-sport synthetic turf field with a circular walking trail, an outdoor fitness zone, LED lighting, ADA accessibility and a renovated parking lot.

The conceptual level cost estimate for the project is approximately \$9.8 million, which will be funded by City and private resources. DPR, along with the South Park community, has worked to secure state and county grants and donations (\$1.2 million pending), and funding from the Seattle Park District Major Projects Challenge Fund (\$2 million). This funding, combined with additional capital investments from the Seattle Park District (\$800,000) and Real Estate Excise Tax (\$1.8 million), and the \$4 million donation from Seattle Academy for the athletic field and lighting, will enable us to move forward on the South Park Community Center Sitewide Design.

DPR and Seattle Academy have been working over the last year to develop a partnership that provides the funding needed for a synthetic turf field with lights for the South Park Community Center campus. This on-going community partnership establishes recreation space for South Park residents while allocating designated time in the fall and spring sports season for Seattle Academy students. DPR has committed to leaving the new field out of the field scheduling system for up to 5 years, to provide drop-in use hours and enable the community to work with partners to develop additional outdoor recreational opportunities for local youth. Additionally, Seattle Academy has committed to provide at least 25 hours annually of programming in the South Park community (to be identified in collaboration with South Park CC, local schools and nonprofit organizations) that fills a gap in the community offerings and facilitates an on-going relationship between SAAS and South Park residents.

The design firm SvR/MIG is working with DPR to finalize the design of the South Park Playfield and prepare a schematic design/design development plan. This will include engaging the public, completing the Racial Equity Toolkit in accordance with the City's Race and Social Justice Initiative, refining cost estimates, presenting to DPR Project Design Review Committee, planting selection, permitting and other require site studies. DPR hopes to begin construction by the end of 2020.

This ordinance enables Seattle Academy to kick off its fundraising campaign with an assurance that the project is moving forward. This funding will enable DPR to complete the South Park Playfield site design.

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?

DPR will incur new maintenance costs when the project is complete and may request General Fund support in a future budget process consistent with annual requests for new facility costs.

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

The project is dependent on the \$4 million financial contribution from Seattle Academy.

4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**
No.
- 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, as shown in Summary Attachment A: Site Plan
- 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?**
Yes. The South Park community is a vulnerable and historically disadvantaged community without access to quality parks and open space. This project will bring them a safer, more accessible place for people to recreate and enjoy the outdoors. We are currently working to finalize the design of the South Park Community Center site plan and prepare a schematic design/design development plan. This will include engaging the public and completing the Racial Equity Toolkit in accordance with the City's Race and Social Justice Initiative.
- 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 Design

STATE OF WASHINGTON -- KING COUNTY

--SS.

374445

No. 125818 125819

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.

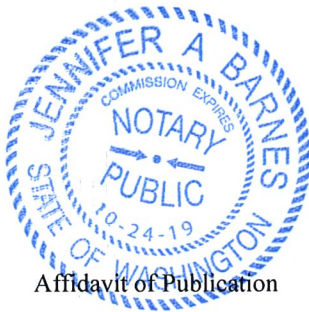
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORDINANCE 125817

was published on

06/03/19

The amount of the fee charged for the foregoing publication is the sum of \$69.00.



Janele Colby

Subscribed and sworn to before me on

06/03/2019

[Signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on May 13, 2019, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125817

Council Bill 119514

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

Ordinance 125818

Council Bill 119509

AN ORDINANCE relating to a Mobile Integrated Health pilot; amending Ordinance 125724, which adopted the 2019 budget; changing appropriations to various departments and budget control levels; lifting a proviso; and ratifying and confirming certain prior acts.

Ordinance 125819

Council Bill 119496

AN ORDINANCE authorizing the Department of Parks and Recreation to enter into an agreement with Seattle Academy of Arts and Sciences to renovate the South Park Community Center site and develop an ongoing relationship in the South Park community consistent with the Terms of Agreement in Attachment 1.

Date of publication in the Seattle Daily Journal of Commerce, June 3, 2019.

6/3(374445)