

ORDINANCE No. 118250

COUNCIL BILL No. 111362

AN ORDINANCE relating to the Department of Parks and Recreation, authorizing the Superintendent to acquire real property located in the Duwamish Head Greenbelt and described as Lots 5 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Land Commissioners of Olympia, Washington, and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Third Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Northwest Bluff Street, authorizing the incurring of special revenue debt, authorizing deed acceptance, all for open space, park and recreation purposes, and authorizing applications to King County under the Annual Conservation Futures Tax Levy Program for funding necessary to complete this transaction

Law Department

The City of Seattle--L

INDEXED

REPORT OF C

Honorable President:

Your Committee on _____

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

8/14/96 Parks, Public Ground

COMPTROLLER FILE No. _____

Introduced: AUG 12 1996	By: DONALDSON
Referred: AUG 12 1996	To: PARKS, PUBLIC GROUNDS AND RECREATION COMMITTEE
Referred:	To:
Referred:	To:
Reported: 8-26-96	Second Reading:
Third Reading:	Signed: 8-26-96
Presented to Mayor:	Approved: 8-30-96
Returned to City Clerk: 9-3-96	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

US5047

INC WPS

Committee C

Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

able President:

Committee on

ch was referred the within Council Bill No.

that we have considered the same and respectfully recommend that the same:

8/14/96 Parks, Public Grounds & Recreation 2-0 Do Pass

RUSH

Committee Chair

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ORDINANCE 118250

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AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to acquire real property located in the Duwamish Head Greenbelt and described as Lots 5 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Land Commissioners of Olympia, Washington; and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Third Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Southwest Bluff Street; authorizing the incurring of special revenue debt; authorizing deed acceptance, all for open space, park and recreation purposes; and authorizing applications to King County under the Annual Conservation Futures Tax Levy Program for funding necessary to complete this transaction.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Superintendent of Parks and Recreation is authorized to acquire, for and on behalf of The City of Seattle, for open space, park and recreation purposes, for a purchase price of Two Million Two Hundred Thousand Dollars (\$2,200,00), certain real property located in the Duwamish Head Greenbelt and locally described as:

Lots 5 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Land Commissioners of Olympia, Washington; and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Third Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Southwest Bluff Street; (AKA Open Space Parcel No. 108.802).

Section 2. The Superintendent of Parks and Recreation is authorized to accept on behalf of The City of Seattle, for open space, park and recreation purposes, a quit claim deed from King County for the real property described in Section 1. Title to the real property described in Section 1 shall be subject only

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1 to such defects and encumbrances that the Superintendent determines are reasonable. The real property
2 shall be under the jurisdiction of the Department of Parks and Recreation.
3

4 Section 3. The Superintendent of Parks and Recreation is authorized on behalf of The City of
5 Seattle to incur special revenue debt, but not general obligation debt, for a portion of the purchase price.
6 The purchase price of Two Million Two Hundred Thousand Dollars (\$2,200,000) for the real property
7 described in Section 1, shall be paid as follows: Four Hundred Seventy-seven Thousand Nine Hundred
8 Eighty-five Dollars (\$477,985) from the Open Space and Trails Bond Fund, Eight Hundred Twenty-two
9 Thousand Fifteen Dollars (\$822,015) from the Regional Bond Program Subfund of the Conservation
10 Futures Fund, Two Hundred Thousand Dollars (\$200,000) from an allocation of 1994-1995
11 Conservation Futures Tax Levy proceeds, with the balance together with interest to be paid over ten
12 years from future distributions from King County of Conservation Futures Tax Levy proceeds.

13 Section 4. The Superintendent of Parks and Recreation is authorized to make annual applications
14 to King County, under the King County Annual Conservation Futures Tax Levy Program, to pay for the
15 balance of the purchase price together with interest as described in Section 3.
16

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

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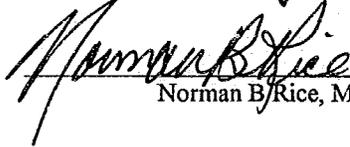
Section 6. This ordinance shall take effect and be in force thirty (30) days from and after its passage and approval, if approved by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

PASSED by the City Council the 26 day of Aug., 1996, and signed by me in open session in authentication of its passage this 26 day of Aug., 1996.



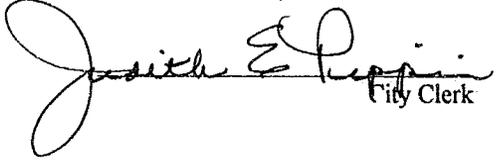
President ~~Protem~~ of the City Council

Approved by me this 30 day of Aug., 1996



Norman B. Rice, Mayor

Filed by me this 7th day of September, 1996



City Clerk

(SEAL)

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Seattle
Department of
Parks and Recreation



Holly Miller, Superintendent
Norman B. Rice, Mayor

July 25, 1996

The City Council
City of Seattle

Via: Mayor Norman B. Rice

Attention: Tom Tierney, Director, Office of Management and Planning

Subject: AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to acquire real property located in the Duwamish Head Greenbelt and described as Lots 5 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Land Commissioners of Olympia, Washington; and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Third Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Southwest Bluff Street; authorizing the incurring of special revenue debt; authorizing deed acceptance, all for open space, park and recreation purposes; and authorizing applications to King County under the Annual Conservation Futures Tax Levy Program for funding necessary to complete this transaction.

Dear Members:

The Department of Parks and Recreation is seeking authorization to execute a purchase and sale agreement with Metropolitan King County to acquire 1.03 acres of property in the Duwamish Head Greenbelt. The property is located in the 1900 block of Harbor Avenue Southwest and commonly referred to as the West Seattle Boathouse property since it was near that landmark facility which was subsequently demolished for safety reasons.

This property was initially purchased by Metro as part of its Renton Effluent Transfer System. With the completion of that project, Metro declared the West Seattle Boathouse property surplus, but subject to sewer and water pipeline easements.

Metro advertised the property for bids and proposals in October of 1994 and received two development proposals for condominium development on the site. This was despite ongoing discussions between the city and Metro about the desirability of preserving this land for open space purposes and strong support from the community for such preservation.

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Letter - Bounds to Tierney
July 25, 1996
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Given the desirability of preserving this property for open space as part of the Duwamish Head Greenbelt and with significant public support, King County and the Department have negotiated a purchase and sales agreement with a purchase price of \$2.2 million, which is on the low end of the appraisal range.

Proposed payment by the City to the County for the property is to be achieved in three phases:

1. At closing, \$1,300,000 will be paid from the 1989 Opens Space and Trails Bond Fund and 1993 Regional Conservation Futures Funds.
2. An additional \$200,000 will be paid from the '94-'95 biennial distribution of Conservation Futures Tax from King County. That biennial payment to be made to the City and as recommended by the King County Citizens' Oversight Committee, is expected to be around \$1,464,347.
3. The balance of \$700,000 plus interest will be carried by King County for ten years and paid down at a schedule of \$200,000 biennially from subsequent Conservation Futures Tax (CFT) distributions. The payment schedule is intended to only obligate a portion of the annual CFT allocation at a rate of *less than* 1/6 of the expected amount reflecting a proration commensurate with West Seattle's "fair share".

This allocation of funding has also been approved by the Seattle's Open Space Citizens' Oversight Committee.

The attached legislation authorizes execution of a contract with King County for the purchase of the said property and acceptance of the deed.

If you have questions on this matter, please call Donald M. Harris, Director, Environmental Programs at 684-8018.

Sincerely,

Kenneth R. Bounds
Acting Superintendent

KB:hlw
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Enclosures

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Letter - Bounds to Tierney

July 25, 1996

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cc: Woody Wilkinson
Donald Harris
Warren Eckstrom
Lanny Shuman
Dwight Perkins
Celia Grether, Office of Management and Planning
Judy Nevins, Law Department

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Legislative Request Supporting Information

In conformance with the City of Seattle Standard Operating Procedure 200-001, the following information is submitted:

Title of Project or Program:

AN ORDINANCE relating to the Seattle Department of Parks and Recreation; authorizing the Superintendent to acquire by purchase real property commonly known as the West Seattle Boathouse property and described as lots 5 through 21, Block 446 Seattle Tide Lands, and a portion of Lot 26, Block 72, replat of the West Seattle Land and Improvement Company's Third Plat, located in Section 11, Township 24N, Range 3E located within the Duwamish Head Greenbelt Area and to accept the deed for such property, all for open space, park and recreation purposes.

Statement of Objective:

The acquisition of 1.03 acres of open space to add to the Duwamish Head Greenbelt.

Dollar Amount Requested:

The property cost is \$2.2 Million.

Initially, \$1,500,000 will be paid: \$477,985 from OSTF, \$822,015 from RCF and \$200,000 from CFT. The State of Washington, through a grant awarded by the IAC, will reimburse \$477,985 of the money spent.

The remaining \$700,000 plus interest will be paid in four biennial payments of \$200,000 each and a fifth payment of approximately \$160,000. Funding for these payments will be from King County's biennial CFT allocation to the City which for 1994-1995 is expected to be \$1,200,000. Amortization details are included with the attached draft purchase and sale agreement.

Closing costs are estimated to be \$8,000.

It is our assumption that the financing rate being charged by King County will be King County's interfund lending rate.

Retirement of the debt may be accelerated and financing charges reduced through future reprogramming of funds, if possible. There is no penalty for early payment of the remaining balance.

Personnel Requirements:

None

Facilities and Equipment Requirements:

Development is not currently planned. Annual maintenance cost are projected to be less than \$5,000 primarily for minor ground maintenance.

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Evaluation Criteria:

An appraisal of the property has been completed and reviewed. The Open Space Citizen Oversight Committee has reviewed and approved this proposed purchase and funding.

Alternative Methods of Funding:

No alternative is currently available.

Contact Person:

Donald M. Harris, Director, Environmental Programs. Seattle Department of Parks and Recreation.
684-8018.

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City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director
Norman B. Rice, Mayor

August 1, 1996

COPY RECEIVED

95 AUG -1 11 4:19

SEATTLE CITY ATTORNEY



The Honorable Mark Sidran
City Attorney
City of Seattle

Dear Mr. Sidran:

Note title change 8/6/96 JBN

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING DEPARTMENT: Parks and Recreation

SUBJECT: AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to acquire real property located in the Duwamish Head Greenbelt and described as Lots 5 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Land Commissioners of Olympia, Washington; and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Third Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Southwest Bluff Street; authorizing the incurring of special revenue debt; and authorizing deed acceptance, all for open space, park and recreation purposes and authorize the inclusion in subsequent Conservation Futures Fund applications to Metropolitan King County the necessary funding to complete the transaction and to enter into an agreement with King County.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Celia Grether at 684-8048.

Sincerely,

Norman B. Rice
Mayor

Celia Grether
by *se*

TOM TIERNEY
Director

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Enclosure
Accommodations for people with disabilities provided on request. An equal employment opportunity - affirmative action employer.
Office of Management and Planning 300 Municipal Building, Seattle, Washington 98104-1826
(206) 684-8080 • (TDD) 684-8118 • FAX (206) 233-0085

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TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

_____	_____
_____	_____
_____	_____
_____	_____

_____ *Joe Amador* _____

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

72075

-ss.

City of Seattle, City Clerk

No. ORDINANCE 11

Affidavit of Publication

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City of Seattle

ORDINANCE NO. 118253

Relating to the Department of Parks and Recreation; authorizing the Superintendent to acquire real property located in the Duwamish Head Greenbelt and described as Lots 6 through 21, inclusive, Block 446, as shown on the Official Map of Seattle Tide Lands filed in the Office of the Board of State Lands Commissioner of Olympia, Washington; and that portion of Lot 26, Block 72, Replat of the West Seattle Land and Improvement Company's Plat Plat, according to the plat thereof recorded in Volume 9 of Plats, page 58, in King County, Washington, lying adjacent to Block 446, of Seattle Tide Lands to the southwesterly thereof and easterly of Southwest Bluff Street, authorizing the incurring of special revenue debt, authorizing acceptance, all for open space, park and recreation purposes; and authorizing applications to King County under the Annual Conservation Futures Tax Levy Program for funding necessary to complete the transaction.

ORDINANCE NO. 118251

Relating to the Department of Parks and Recreation; regarding the State of Washington's Interagency Committee for Outdoor Recreation grant for acquisition of open space areas in Kibot, Gardens Ravine, Thornton Creek, Piper Creek, and Longfellow Creek Natural Areas; and making a reimbursable appropriation from the Open Space and Trails Fund for such purposes.

ORDINANCE NO. 118252

Relating to the Department of Parks and Recreation; authorizing the Mayor to amend the Interlocal Cooperation Agreement between the City of Seattle and King County authorized by Ordinance 114975; and authorizing open space property acquisitions pursuant to the amended Interlocal Cooperation Agreement.

ORDINANCE NO. 118254

Relating to the Department of Parks and Recreation; making an appropriation from the Community Improvement Fund to pay for improvements to the Alki Community Center, all upon a three-quarter vote of the City Council.

ORDINANCE NO. 118266

Appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by JUDITH PIPER, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, September 10, 1996. (91072075)

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

CTOT: 118250-253, 255

was published on

09/10/96

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

Subscribed and sworn to before me on

09/11/96

Notary Public for the State of Washington, residing in Seattle