

FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Parks and Recreation	Donald Harris/684-8018	Jeff Muhm/684-8049

Legislation Title:

AN ORDINANCE relating to the 2008 Parks and Green Spaces Levy; authorizing the acquisition of real property commonly known as 8809 Fremont Avenue North; authorizing acceptance and recording of the deed for open space, park, and recreation purposes; authorizing acquisition by condemnation; increasing appropriations to the Department of Parks and Recreation in the 2013 Adopted Budget and the 2013-2018 Capital Improvement Program; and ratifying and confirming certain prior acts; all by three-fourths vote of the City Council.

Summary and background of the Legislation: This proposed legislation authorizes the Department of Parks and Recreation (DPR) to acquire the property located at 8809 Fremont Avenue North by negotiation or by condemnation. The legislation also allows for the acceptance of the deed to the subject property for open space, park, and recreation purposes.

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 Levy included an acquisition category calling for the City to acquire neighborhood park properties in areas with park and open space gaps. The proposed Council Bill authorizes DPR to acquire a ±4,216 square-foot property located adjacent to Greenwood Park. The subject property is currently improved with a small single family house.

The City has been trying to buy this property since the acquisition of the original Greenwood Park property in the 1990's, but the owners have been unresponsive to our attempts. Greenwood Park encompasses almost an entire city block just outside the Greenwood/Phinney Residential Urban Village and provides a variety of park and recreation opportunities to the Greenwood residents. The property suddenly came on the market and an offer was accepted before the City had a chance to respond. The buyers have agreed to assign their purchase and sale agreement to the City if the City pays the costs incurred by the buyer, which are modest. While we hope to reach a negotiated agreement with the owner (DPR has requested modifications to the purchase and sale agreement including conditions for acceptable appraisal, environmental site assessment and Council authorization to purchase), the attached Council Bill authorizes the City to acquire the property through the process of condemnation, should it become necessary.

The acquisition of this property is identified in the Greenwood neighborhood plan as well as the 2009 Greenwood Park master plan. The structure will be removed and the property will be left vacant until additional funding is available for park development.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
Neighborhood Park Acquisitions-2008 Parks Levy	K730010	8809 Fremont Ave N	May 2013	June 2014

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

This legislation does not have any financial implications.

This legislation has financial implications.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	Existing 2013 Appropriation	New 2013 Appropriation (if any)	2014 Anticipated Appropriation
2008 Parks Levy Fund (33860)	Parks and Recreation	K720010	\$0	\$300,000	\$0
TOTAL			\$0	\$300,000	\$0

Appropriations Notes: Funding from the Neighborhood Parks Acquisition category of the Levy will pay for this acquisition.

Spending Plan and Future Appropriations for Capital Projects: In 1,000s

Spending Plan and Budget	2013	2014	2015	2016	2017	2018	Total
Spending Plan	\$240	\$60					\$300
Current Year Appropriation	\$300						
Future Appropriations		\$0	\$0	\$0	\$0	\$0	\$300

Spending Plan and Budget Notes: The current budget for this project is \$300,000. The purchase price will not exceed \$211,152 (contingent on appraisal), with an additional budget of \$88,848 for administrative time, title insurance and closing costs, environmental testing, survey, etc. The projected 2014 expenses are for structure removal. The acquisition is scheduled to close September 30, 2013, in lieu of condemnation.

Funding Source:

Funding Source (Fund Name and Number, if applicable)	2013	2014	2015	2016	2017	2018	Total
2008 Parks Levy Fund (33860)	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
TOTAL	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000

Funding Source Notes:

Costs for this acquisition will be from the Neighborhood Parks Acquisition category of the Levy.

Bond Financing Required: N/A

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

Bond Notes:

Uses and Sources for Operation and Maintenance Costs for the Project:

O&M	2013	2014	2015	2016	2017	2018	Total
Uses							
Start Up							
On-going	\$0	\$1,886	\$3,847	\$3,224	\$4,002	\$4,082	\$17,041
Sources (itemize)							
Parks and Recreation Fund (10200)	\$0	\$1,886	\$3,847	\$3,224	\$4,002	\$4,082	\$17,041
Total	\$0	\$1,886	\$3,847	\$3,224	\$4,002	\$4,082	\$17,041

Operation and Maintenance Notes: Estimates assume acquisition date of October 2013, and the beginning of operations and maintenance costs in July 2014, after the removal of the structure. O&M estimates are for limited lawn-mowing and irrigation, on-going litter and trash pick-up, maintaining safe sidewalk access and application of herbicide on noxious weeds. There is also a legal requirement to test water lines. The O&M numbers listed above assume a 2% inflation rate in each successive year.

Periodic Major Maintenance Costs for the Project: N/A

Major Maintenance Item	Frequency	Cost	Likely Funding Source
TOTAL	N/A	N/A	N/A

Funding sources for replacement of project: As real property, this acquisition will not be subject to replacement.

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

Position Title and Department*	Position # for Existing Positions	Fund Name & #	PT/FT	2012 Positions	2012 FTE	2013 Positions* *	2013 FTE** **
TOTAL	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Position Notes:

Do positions sunset in the future? Not applicable.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

The 2008 Parks and Green Spaces Levy provides funding for acquisition of new properties to fill gaps in urban villages. Funding has not been identified to develop and maintain the future expanded park; therefore, DPR intends to remove the structure shortly after acquisition and maintain it with minimal operations funding.

b) What is the financial cost of not implementing the legislation?

If this property is not acquired, there will be a new house in Greenwood Park affecting users' enjoyment and Parks maintenance of Greenwood Park.

c) Does this legislation affect any departments besides the originating department? No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

The scope of this project is to expand the size of the existing Greenwood Park. The alternative is to allow a new house to be built on this property and eliminate the possibility of acquiring this property in the future.

e) Is a public hearing required for this legislation? No.

- f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation? Yes.**
- g) Does this legislation affect a piece of property? Yes.**
- h) Other Issues: None.**

List attachments to the fiscal note below:

Attachment A: Map of Proposed Greenwood Park Addition – 8809 Fremont Avenue North

ATTACHMENT A: Map of Greenwood Park Acquisition



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