

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 4723 40th Avenue Southwest; authorizing acceptance and recording of the deed for open space, park, and recreation purposes; increasing appropriations to the Department of Parks and Recreation in the 2013 Adopted Budget; and amending the 2013-2018 Adopted Capital Improvement Program; all by a three-fourths vote of the City Council.

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 Levy includes an acquisition category and a neighborhood park acquisition subcategory. The West Seattle Junction Hub Urban Village is identified in this subcategory. The attached proposed Council Bill authorizes the Department of Parks and Recreation (DPR) to acquire a 5,750 square-foot vacant property located at 4723 40th Avenue SW. The legislation also authorizes the acceptance of the deed to the property for open space, park, and recreation purposes.

With over 1,500 dwelling units scheduled to come on line in the next couple of years, West Seattle Junction is an area in need of additional open space. In response to the closure of the Huling Brothers car dealership, the Department of Planning and Development (DPD) developed the West Seattle Triangle Urban Design Framework, which highlights some of the opportunities and challenges in this area. The Framework identifies 40th Avenue SW as a green street. In 2012 DPR acquired an 11,500 square foot property at 4731 40th Avenue SW for a new neighborhood park. The acquisition of the adjacent property at 4723 40th Avenue SW will, when developed, enlarge the new park to over 17,000 square feet to better serve the present and future residents of the West Seattle Junction Hub Urban Village. This enlarged neighborhood park, when developed, will also support the goal to provide parks within walking distance for residents in and around urban villages, a key planning goal included in Seattle’s Parks and Recreation 2006 Development Plan, 2006 Open Space Gap Report Update, and Seattle’s Parks and Recreation 2011 Development Plan. A park will not be developed until additional funding is available for that purpose.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
Neighborhood Park Acquisitions-2008 Parks Levy	K730010	West Seattle Junction Hub Urban Village – 4731 40 th Ave SW	January 2013	October 2013

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		\$750,000	\$0
TOTAL				\$750,000	\$0

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

Spending Plan and Future Appropriations for Capital Projects:

Spending Plan and Budget	2013	2014	2015	2016	2017	2018	Total
Spending Plan	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000
Current Year Appropriation	\$750,000						
Future Appropriations		\$0	\$0	\$0	\$0	\$0	\$750,000

Spending Plan and Budget Notes: The current budget for this project is \$750,000. The purchase price will not exceed \$720,000, with an additional budget of \$30,000 for administrative time, title insurance and closing costs, environmental testing, survey, etc. The acquisition is scheduled to close October 2013.

Funding Source:

Funding Source (Fund Name and Number, if applicable)	2013	2014	2015	2016	2017	2018	Total
2008 Parks Levy Fund (33860)	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000
TOTAL	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000

Funding Source Notes:

Costs for this acquisition will be covered by the Neighborhood Parks Acquisition subcategory of the Levy. (The City has applied for King County Conservation Futures funding to reimburse up

to 50% of the expenditure.)

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: N/A

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	145	1,130	1,276	1,302	1,328	1,355	6,536
Sources							
Parks and Recreation Fund (10200)	145	1,130	1,276	1,302	1,328	1,355	6,536
Total	145	1,130	1,276	1,302	1,328	1,355	6,536

Operation and Maintenance Notes: Estimates assume acquisition date of October 31, 2013. Maintenance includes installation and repair of regulatory signs (no dumping), graffiti removal, repair of small equipment, control for invasive growth, cleanup, and litter removal. 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						

Position Notes:

Do positions sunset in the future? Not applicable.

Other Implications:

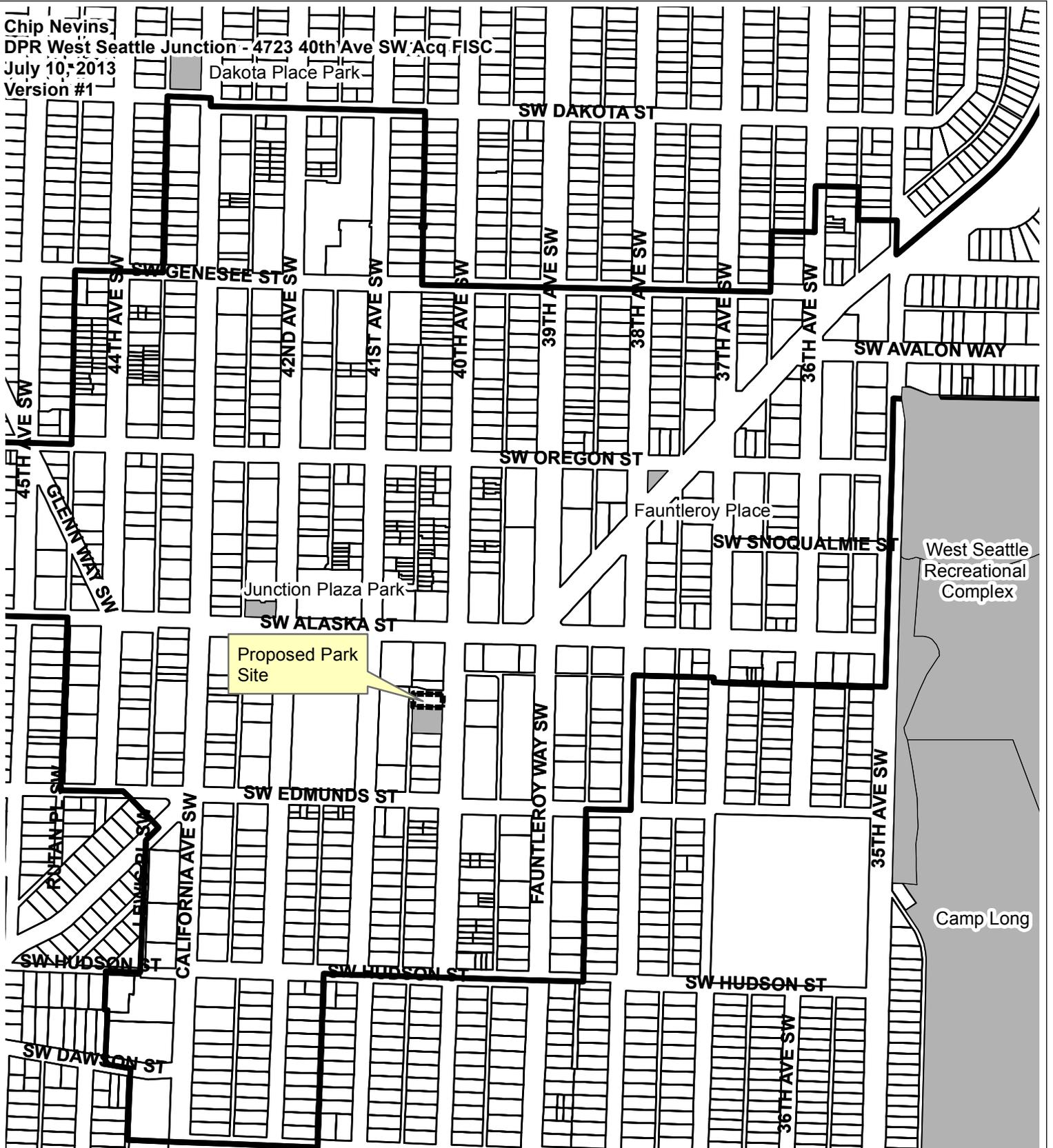
- a) **Does the legislation have indirect financial implications, or long-term implications?**
 The 2008 Parks and Green Spaces Levy provides funding for acquisition of new properties to create new neighborhood parks, and expand existing parks in and around urban villages. Funding has not been identified to develop and maintain the future park.
- b) **What is the financial cost of not implementing the legislation?**
 There is no financial cost to not implementing this legislation. However by acquiring this property the new neighborhood park in the West Seattle Junction Urban Village will be larger and better able to accommodate the increased density going in around the 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?**
 There are no other properties that could be acquired to enlarge this park. Additionally, the target site would likely be redeveloped with a high-density project at some point in the future, thereby sandwiching the new park between developments.
- 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?** No.
- 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 Park Site – 4723 40th Avenue SW

Attachment A

Chip Nevins
 DPR West Seattle Junction - 4723 40th Ave SW Acq FISC
 July 10, 2013
 Version #1

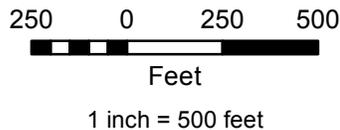


**West Seattle Junction Hub Urban Village
 4723 40th Ave SW – Proposed Park Site**



Legend

- Parcel of Interest
- Park Boundary
- Urban Village Boundary
- Parcel Boundary



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

Map date: July 10, 2013

Document Path: V:\Project\SOUTHWest Seattle Junction\4723 40th Ave SW - legis (P-ansi a).mxd