

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
Parks and Recreation	Louis Webster/684-5461	Michael McVicker/727-8516

** 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

a. Legislation Title:

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent of Parks and Recreation to enter into a reciprocal easement agreement with Mercy North and Mercy South affecting portions of Park property at Magnuson Park and adjacent property, authorizing acceptance of reimbursed City-incurred costs related to the easement agreement; superseding the requirements of Ordinance 118477, which adopted Initiative 42, for the purposes of this ordinance; and ratifying and confirming certain prior acts.

b. Summary and background of the Legislation:

Mercy Housing Northwest (Mercy) is redeveloping Building 9 at Magnuson Park for low income workforce housing. The Mercy parcel is located south of and adjacent to Parks and Recreation (DPR) property located at the main entrance to Magnuson Park on NE 74th Street. In order to comply with Master Use Permit requirements, Mercy Housing needs additional fire emergency access. Mercy is unable to provide the additional access on the Mercy property, given Seattle Building Code requirements and existing topography challenges. Mercy has requested an easement across DPR property to provide the required fire emergency access along an existing roadway that connects the Mercy parcel to the DPR parcel and NE 74th Street.

Also, DPR wishes to activate additional parking spaces on Parks and Recreation property. A reciprocal easement across the adjacent Mercy property will provide DPR the means to activate the additional parking spaces.

In addition to the City's approval of the fire emergency access easement granted across DPR property, the City must also get the approval of the National Park Service. When Sand Point Naval Air Station was transferred from the federal government to the City, a covenant was attached to the property requiring it be used for park and recreation purposes. The fire access easement is not a park and recreation use; therefore, the City must get the National Park Service approval before the easement is granted. The National Park Service reviewed the request for an easement and has given its approval.

The ordinance supersedes the requirements of Ordinance 118477, which adopted Initiative 42. The current use of the park property is a park road; granting the emergency access easement, while not a park and recreation use, is not changing the use of the park property.

An independent appraisal of the two easements was performed and reviewed by City staff in Finance and Administrative Services (FAS). One easement has two component parts; the other easement is a single area. When the three segments are connected, a 22-foot emergency access is formed that is required by the municipal code. The two easements, three segments, are shown on Attachment A and are legally described.

2. CAPITAL IMPROVEMENT PROGRAM

a. Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

a. Does this legislation amend the Adopted Budget? X Yes ___ No

Budget program(s) affected:				
Appropriation change (\$):	General Fund \$		Other \$	
	2017	2018	2017	2018
Estimated Revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2017	2018	2017	2018
			\$32,000	
Positions affected:	No. of Positions		Total FTE Change	
	2017	2018	2017	2018

b. 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?
No.

c. Is there financial cost or other impacts of *not* implementing the legislation?
No.

3.e. 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	2017 Revenue	2018 Estimated Revenue
Operating Fund (10200)	Parks and Recreation	Mercy Housing Northwest	\$32,000	
TOTAL			\$32,000	

Is this change one-time or ongoing? One time

Revenue/Reimbursement Notes: Mercy Housing NorthWest would pay DPR a one-time fee for the emergency use easement.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes.

- Office of Housing requires a temporary construction easement and there is a separate ordinance for this.
- Seattle Department of Construction and Inspection will be issuing permits for the construction work.

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, included as attachment A.

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?

No.

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

h. Other Issues: None.

List attachments/exhibits below:

Attachment A: Map of proposed DPR and MHNW Easements

EXHIBIT F - MAP

N.E. 74TH STREET

SAND POINT WAY N.E.

PARCEL 10
CITY OF SEATTLE, DEPARTMENT
OF PARKS AND RECREATION
RECORD OF SURVEY
K.C. REC. NO.
200009069000018

PARCEL 4, LOT A
CITY OF SEATTLE, DEPARTMENT
OF PARKS AND RECREATION
RECORD OF SURVEY
K.C. REC. NO.
200009069000018

BUILDING 138

BUILDING 9

EASEMENT AREA EXHIBIT C
2,383 SQ.FT.

EASEMENT AREA EXHIBIT E
280 SQ.FT.

EASEMENT AREA EXHIBIT D
1,257 SQ.FT.

$R=38.00$
 $\Delta=42^{\circ}56'12''$
 $L=28.48$

$S89^{\circ}13'03''E$
 105.01
 157.23
 $N00^{\circ}48'49''W$
 108.32
 119.36
 $S00^{\circ}33'47''W$
 11.04
 11.2
 11.30
 11.30
 54.57
 29.59
 W

0 20 40

SCALE: 1" = 40'

SEATTLE PARKS AND RECREATION
Survey + Mapping

800 Maynard Avenue S., 2nd Floor
Seattle, WA 98134 -1336
(206) 684-4954

PARKS AND MERCY
Driveway Easement Areas
DWG: Mag 2017 Bldg 9 Ease

THOMAS S. BARGER, JR.
STATE OF WASHINGTON
REGISTERED LAND SURVEYOR
35144

1/21 2017

FIELD CREW _____ DATE 1/20/2017
DRAWN TSB
CHECKED TSB SHEET 1 OF 1