

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
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** 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 relating to the Department of Parks and Recreation; authorizing the acquisition of real property commonly known as 5104 SW Orleans Street; and authorizing acceptance and recording of the deed for open space, park, and recreation purposes.

Summary and background of the Legislation: This proposed legislation authorizes Seattle Parks and Recreation (DPR) to acquire the property, subject to a reservation of life estate, located at 5104 SW Orleans Street by negotiation. The legislation also allows for the acceptance of the deed to the subject property for open space, park, and recreation purposes.

On August 5, 2014, Seattle voters approved the formation of the Seattle Park District, to provide stable funding for operations, maintenance, development and acquisition of parks and recreation facilities and programs.

The Seattle Park District provides funding to acquire park lands, including acquisition of properties to fill gaps in existing public ownership and preserve continuity within the City's greenspaces. The proposed Council Bill authorizes DPR to acquire a 5,000 square-foot property located adjacent to Schmitz Preserve Park, subject to a Life Estate. The owner will continue to live out his life on the property, after which full ownership of the property would transfer over to DPR and the house would be demolished.

Schmitz Preserve was donated to the City in 1908 by Ferdinand Schmitz for the purpose of preserving forever a reminder of the magnificent "cathedral" of forest in Seattle.

2. CAPITAL IMPROVEMENT PROGRAM

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? ___ Yes X No

- 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?
After the property is transferred to DPR, the department will incur costs to demolish the house as well as increased operating costs for maintenance of the property. We estimated the demolition cost in 2016 when we first considered the purchase of this property. At that time, the demolition was estimated at \$50,000. Since we do not know when the

actual property transfer will occur, we cannot estimate exactly what the demolition cost will be; however, it's likely to be in the range of \$50,000 - \$60,000.

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

If this property is not acquired, the target site would likely be redeveloped at some point in the future, thereby eliminating its possibility for incorporation into Schmitz Park.

3.d. Appropriations

Appropriations Notes: Funding from the Park Acquisition and Leverage Fund (Investment Initiative 4.1) of the Seattle Park District will pay for this acquisition. The current budget for this project is \$250,000. The purchase price is \$225,000, with an additional budget of \$25,000 for staff time, title insurance and closing costs, and environmental testing. The funding for this acquisition was appropriated by Ordinance 124927.

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

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?

N/A

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 – Map of Schmitz Preserve Park Acquisition

ATTACHMENT A: Map of Schmitz Preserve Park Acquisition



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