



**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** April 27, 2012

**To:** Parks and Neighborhoods Committee

**From:** Norm Schwab, Council Central Staff

**Subject:** **1227 South Jackson Street- Little Saigon Park Acquisition Legislation  
Council Bill (C.B.) 117453**

C.B. 117453 authorizes the Superintendent of Parks and Recreation to acquire an 11,734 square-foot property by negotiation or condemnation in the Chinatown-International District Urban Center Village. The vacant property, located at 1227 South Jackson Street in the Little Saigon area, has a graveled parking lot and a billboard sign. The parking lot is leased to a local business for client parking.

Ordinance 122749, which authorized the 2008 Parks and Green Spaces Levy (“Levy”), identified the Chinatown-International Residential Urban Village as deficient in open space and eligible for Levy funds for neighborhood park acquisition. The area was identified in the Parks and Recreation 2006 Development Plan and Gap Analysis and Seattle’s Parks and Recreation Department’s (DPR’s) 2011 Development Plan as being deficient in open space relative to the City’s comprehensive plan goals.

This site was selected through a cooperative effort with the community working with the Seattle Chinatown International District Public Development Authority, community leaders and the University of Washington’s Department of Landscape Architecture on a schematic design charrette for the neighborhood park.

No specific allocation was made in the Levy for this project, but funds within the Neighborhood Park Acquisition sub-category in the Levy are sufficient to cover the acquisition costs. C.B. 117453 appropriates \$1,435,000 in the 2012 Adopted Budget, in addition to a prior 2011 appropriation of \$35,000, for a total project budget of \$1,470,000. A 2011 King County Conservation Futures Tax funded grant of \$750,000 is pending final issuance and will reimburse the 2008 Parks Levy Fund for approximately half of the acquisition costs. The grant has been approved by both the Seattle City Council and King County Council.

The property will not be developed as a park until additional funding is available for that purpose. In the interim, the billboard lease will be cancelled if possible; and the parking lot use might remain, depending on permit issuance and lease provisions. By keeping the parking lot in use, DPR would generate a small income stream to offset the costs of maintaining the property. If a permit for the parking use is not obtained, the Department would make minor

improvements with existing budget to convert the gravel lot to a park use with minimal improvements, e.g. converting the gravel lot to a green space with a few benches.

The legislation includes condemnation authority, so there will need to be an extra week between committee action and full Council consideration, to allow for the required public notices, which will be coordinated by DPR.