



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods Committee

FROM: Rick Still, Parks and Recreation Director

BY: Robert Eaton, Parks & Recreation Manager

CC: Mayor Ekberg

DATE: September 17, 2018

SUBJECT: Potential Real Property Donations

ISSUE

Two separate potential land donations, one near Tukwila Park and one in the Ryan Hill neighborhood.

BACKGROUND

The City was approached by two separate parties interested in donating property to the city. One of them is located near Tukwila Park and for ease of reference will be called "Parcel T". The other property is located in the Ryan Hill neighborhood and for reference will be called "Parcel R".

Parcel T

Parcel T is a little over 4.5 acres. The parcel neighbors Tukwila Park and shares 525 lineal feet of property boundary. The land is currently heavily vegetated with tall forest trees similar to the feel of Tukwila Park. Most of the site has significant slope with some steep slope areas as well.

Parcel R

Parcel R is owned by Mr. James Raisebeck and the northern boundary of the parcel abuts the southern boundary of his company Raisebeck Engineering. The current total size of the property is 4.32 acres.

DISCUSSION

Parcel T

If the city is not interested in the property donation the owner has communicated they will be looking to sell it. They would be posting it for \$500,000 because the property is large enough that two houses could easily be constructed on the site and with additional infrastructure work two additional houses could be added also. (see attached maps).

If funds were to become available for future development, given the slopes on the site it would likely mostly entail walking trails that would connect to the existing trails within Tukwila Park.

Parcel R

The northern one third (1.3 acres) of the parcel is currently zoned as Commercial/Light Industrial (CLI) and the southern two thirds (3 acres) of the parcel are zoned as Low Density Residential (LDR). Mr. Raisebeck has asked that a boundary line adjustment be made moving the northern property boundary south to align with the zoning boundary so that the northern CLI zoned area can be a buffer between his business and the donated property. The remaining

acreage of the parcel he would like to donate to the city for a park is approximately 3 acres (see attached map). Mr. Raisebeck has also requested that when this site is developed into a park that it be named "Raisebeck Park."

The land is currently heavily vegetated, the majority of the site is significant slope and elevation change to it, and a portion is delineated as wetland. That being said, there is potential for future development of a trail system and a possible playground, hardscape, recreating area. Currently Tukwila does not have a park located in the Ryan Hill Neighborhood. For many years it had been identified on the Parks & Recreation Capital Improvement Plan to have a park in this area as well as called out in the 2014 Parks, Recreation, and Open Space Plan (pg 2-2, 2-3). It was recently removed as there was just no funding available and no opportunities presenting themselves.

If these properties were accepted by the City both would be categorized as a Service Level 4, "Open Space" in the Parks Maintenance Service Levels plan and therefore would require very minimal annual maintenance at this time. If they were to be developed there would obviously be an impact on staff time given the increase in maintained acreage.

These properties were discussed at the August 8, 2018 Parks Commission meeting and the Commission supported staff's recommendation to proceed with the process of exploring the acceptance of these two property donations as park property.

Staff is seeking direction from the Committee whether to proceed with the process and to draft a resolution for acceptance for this real property donation or not. If the Committee authorizes staff to proceed with this, then when details are finalized staff will bring this back to the Committee at a future date with a draft resolution to work through the full council process.

FINANCIAL IMPACT

There would be some costs associated with receiving these real property donations and staff are estimating it to be approximately \$25,000 for both properties. Potential costs include appraisals, Phase One Environmental Assessments, surveys and title reports.

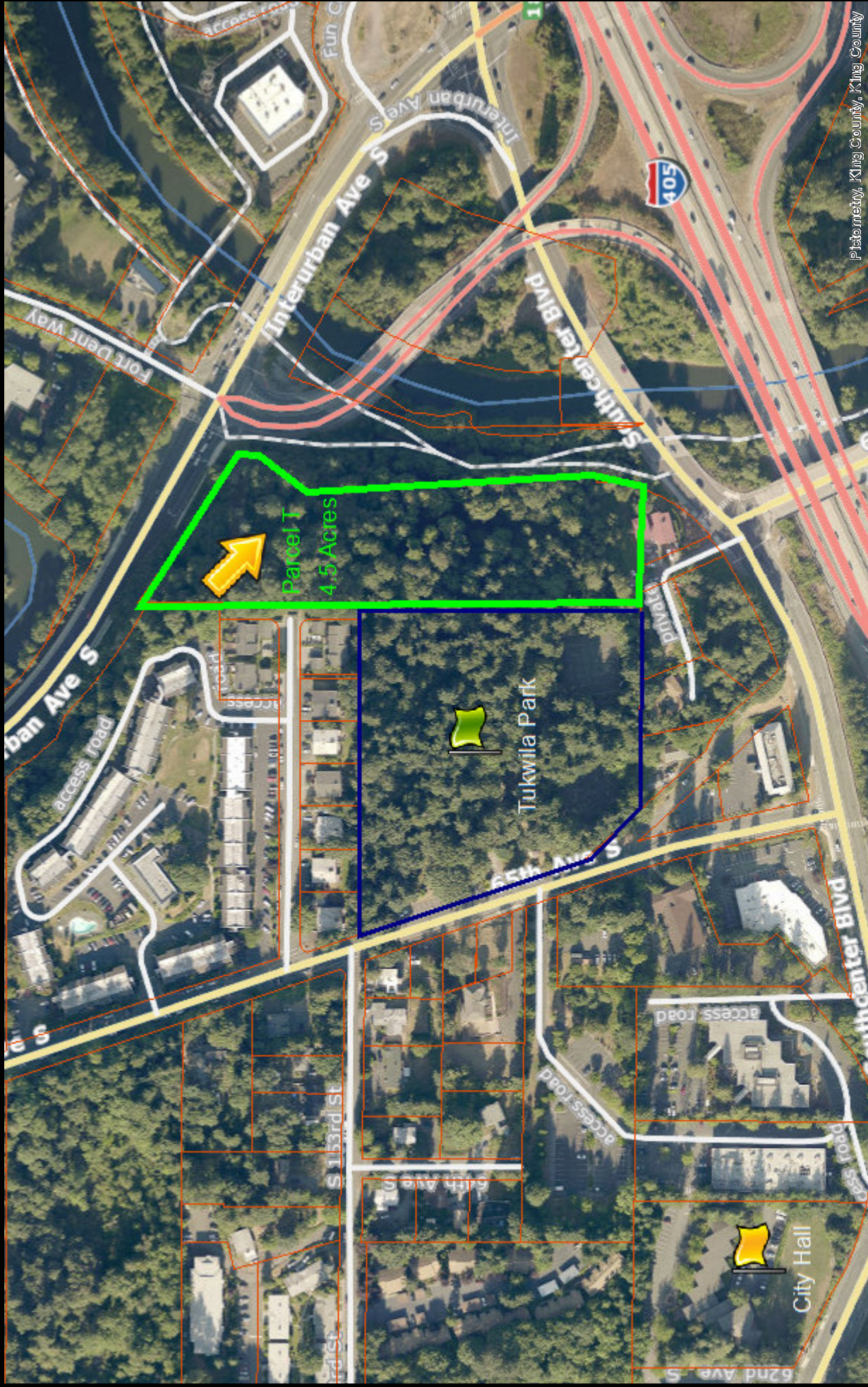
RECOMMENDATION

Approve staff to proceed with the process and bring this back to the Committee at a future date with a draft resolution for acceptance to work through the full council process.

ATTACHMENTS

- Parcel T Maps
- Parcel R Maps

King County iMap



Pictometry, King County, King County



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Notes:

Date: 9/19/2018

King County iMap



Pictometry, King County, King County

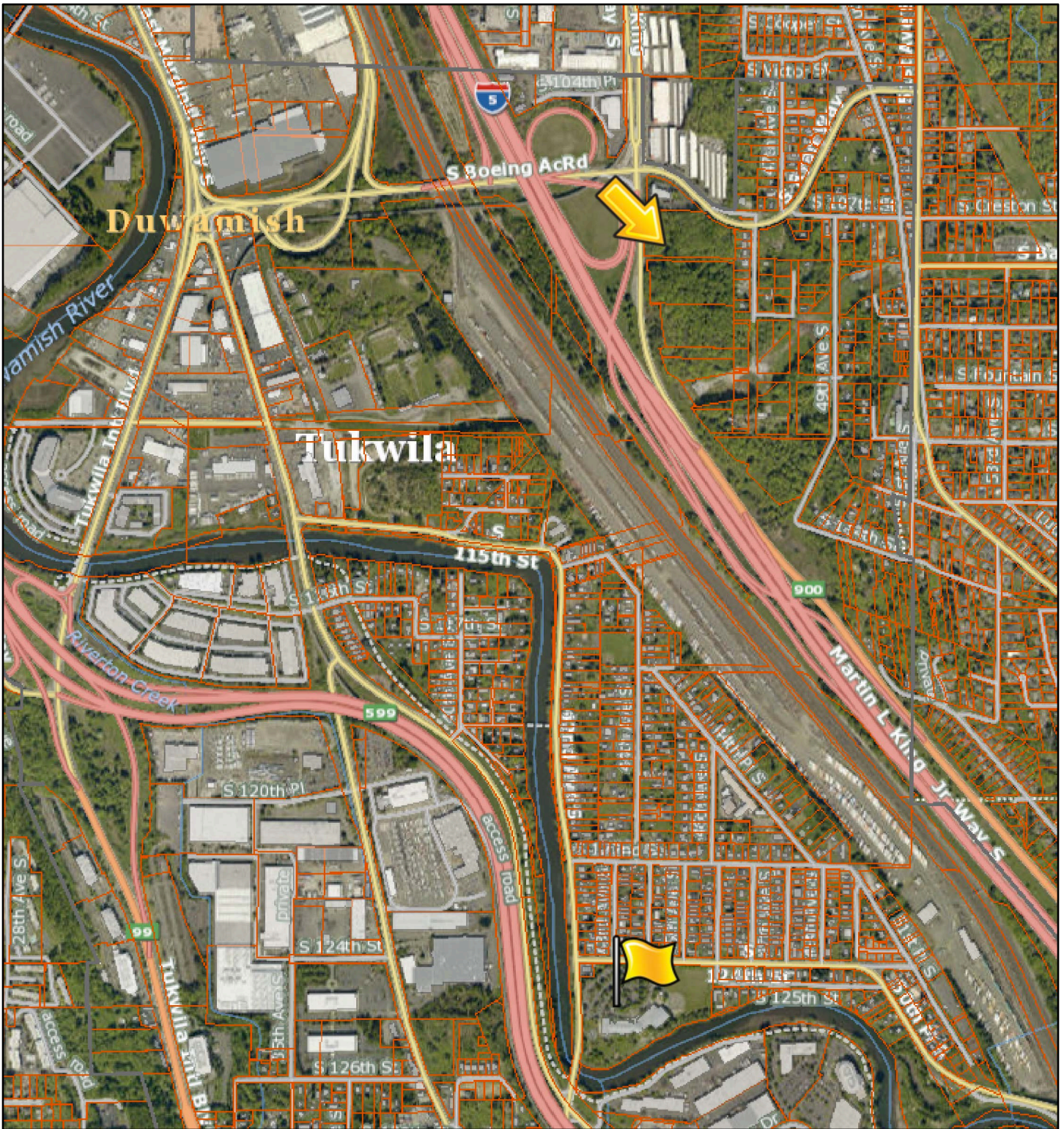


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Notes:

Date: 9/19/2018

Tukwila iMap



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Points



Override 1



Override 2



City Limits



Buildings

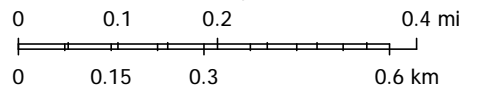


Addresses (Tukwila)



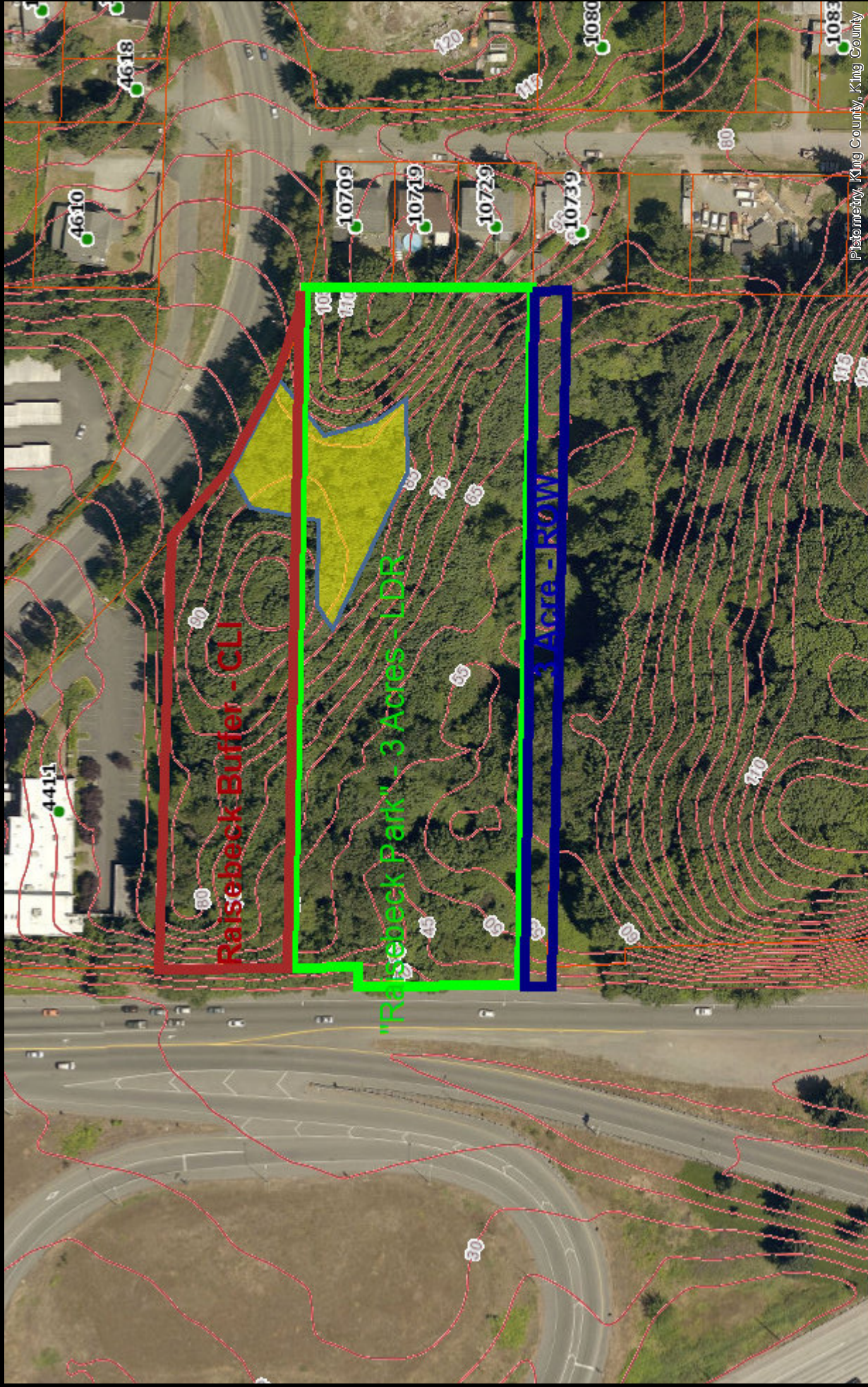
Parcels

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Pictometry International Corp., Tukwila Technology Services, King County

King County iMap



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Date: 7/12/2018

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