

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Parks and Recreation, concerning the West Duwamish Greenbelt, finding that an exchange of property between the City of Seattle and West Seattle Acquisition Co., L.L.C., owner of property adjacent to park property, is necessary, as required by Ordinance 118477, also known as Initiative 42; authorizing the Superintendent of Parks and Recreation to accept a deed from West Seattle Acquisition Co., L.L.C., for certain property meeting the criteria of Initiative 42; and authorizing the Superintendent to execute and record a Quit Claim Deed for certain City-owned West Duwamish Greenbelt property to West Seattle Acquisition Co., L.L.C., all to eliminate an existing private, non-park use of park property.

WHEREAS, Ordinance 88399, approved in 1959, authorized the acquisition of certain King County tax title properties for general municipal purposes to establish certain “greenbelt” areas contemplated by the Comprehensive Plan; and

WHEREAS, certain properties in Block 2 of Goodspeed’s Addition to West Seattle, located between 14th and 15th Avenues SW and between SW Alaska and SW Edmunds Streets, acquired under Ordinance 88399, were held under jurisdiction of various named predecessor agencies to the current Finance and Administrative Services Department, including the Building Department, the Department of Administrative Services, and the Executive Services Department; and

WHEREAS, those properties were later transferred to the jurisdiction of the Department of Parks and Recreation for open space, park and recreation purposes, under Ordinance 119826 (2000); and

WHEREAS, while under the jurisdiction of the Building Department in 1980, that department issued a permit allowing use of a portion of Lots 16 through 22 and Lots 31 through 33, Block 2, Goodspeed’s Addition to West Seattle, for driveway access to adjacent private property at 4707 - 14th Avenue SW; and

WHEREAS, that private property is now being redeveloped and the owner seeks to obtain ownership of the land on which the existing access road is located and adjacent parcels (“Park Property”); and

WHEREAS, unopened street rights-of-way that might accommodate alternative access to the private property are mapped as Environmentally Critical Areas and have been

determined to be unsuitable for improvement due to steep slopes and potential slide conditions; and

WHEREAS, the private property owner has acquired substitute land in Block 2, Goodspeed's Addition, equal in square footage and comparable in all features to the park property, and wishes to exchange that property for the Park Property; and

WHEREAS, the proposed land exchange meets the requirements of Ordinance 118477, also known as Initiative 42, providing land equivalent in size, value, location and usefulness in the vicinity, serving the same community and the same park purposes, and the proposed land exchange eliminates a non-park use of park property; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds that an exchange of certain park property in the West Duwamish Greenbelt for comparable property is necessary because there is no reasonable and practical alternative for access to the property at 4707 - 14th Avenue SW, and such an exchange is desirable because it eliminates an existing non-park use of park property, and such exchange will result in the City receiving replacement property equivalent in size, value, and usefulness, as required by Ordinance 118477.

Section 2. The Superintendent of Parks and Recreation ("Superintendent") or his designee is authorized, on behalf of the City of Seattle, to accept a deed from West Seattle Acquisition Co., L.L.C., for open space, park and recreation purposes, and record the same in the King County Records, to the following described property:

Lots 1 through 13, Block 2, Goodspeed's Addition to West Seattle, as recorded in Volume 3, page 59, Records of King County, Washington.

Section 3. Upon receipt of the deed from West Seattle Acquisition Co., L.L.C., the Superintendent or his designee is hereby authorized to execute and record, on behalf of the City of Seattle, a Quit Claim Deed to West Seattle Acquisition Co., L.L.C., for the following described property:

Lots 16 through 24 and Lots 31 through 34, Block 2, Goodspeed's Addition to West
Seattle, as recorded in Volume 3, page 59, Records of King County, Washington.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by
the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2014, and signed by me
in open session in authentication of its passage this ____ day of _____, 2014.

President _____ of the City Council

Approved by me this ____ day of _____, 2014.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

Monica Martinez Simmons, City Clerk

(Seal)