



SCHOOL BOARD ACTION REPORT

DATE: November 18, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: January 27, 2021
For Action: February 10, 2021

1. TITLE

BEX V: Resolution 2020/21-14 West Seattle Elementary/Walt Hundley Playfield parcel exchange surplus

2. PURPOSE

The purpose of this action is to approve Resolution 2020/21-14 providing authorization to surplus a portion of the Walt Hundley Playfield located on the West Seattle Elementary School property. Board approval of this resolution will allow the school district to proceed with the process of exchanging a parcel of district property for a parcel of property owned by Seattle Parks and Recreation.

3. RECOMMENDED MOTION

I move that the School Board approve Resolution 2020/21-14 in accordance with RCW 28A.335.180 for the property exchange to surplus district-owned property located at West Seattle Elementary School that is part of the Walt Hundley Playfield.

4. BACKGROUND INFORMATION

a. Background

West Seattle Elementary parcel exchange for Walt Hundley parcel

Seattle Public Schools (SPS) and the City of Seattle Parks Department (Parks) previously agreed to an exchange of property in 1987 during construction of West Seattle Elementary School, previously known as High Point Elementary School, 6760 34th Ave. SW, Seattle, WA 98126 (Parcel #252403-9050). It was agreed that Parks would deed a portion of their parcel property to the district in return for a portion of the SPS parcel at the adjacent Walt Hundley Playfield, 6920 34th Ave. SW, Seattle, WA 98126. On June 15, 1987, the Superintendent of the Parks Department signed and executed a Lot Boundary Adjustment that at the time was deemed a legal property exchange. In the pre-design phase for the classroom addition at West Seattle Elementary School, it was discovered that the Lot Boundary Adjustment had not been properly filed with the City of Seattle Department of Planning and Development. The school was ultimately built on a portion of the parcel that is still owned by Parks.

The Building Excellence (BEX) V Capital Levy project for West Seattle Elementary School, one of the Strategic Plan's priority schools, will construct a new 12-classroom

addition for capacity relief. In order to accommodate this addition, the construction will extend to the east onto property that was part of the 1987 Lot Boundary Adjustment but technically still belongs to Parks. At the Walt Hundley Playfield, the district technically still owns a portion of the existing playfield.

This property exchange is required to allow for construction of a 12-classroom addition at West Seattle Elementary School. Both parties agree that the exchange is mutually beneficial.

The proposed transfer will be presented to Parks and Seattle Center Committee of the Seattle City Council, and a vote authorizing the property exchange is anticipated by the City Council in the near future.

b. Alternatives

Deny the motion. If the motion is denied, the 12-classroom addition at West Seattle Elementary School may not be built as currently designed, and there may be delays while an alternative agreement is made with Parks.

c. Research

As required by state law, the property values will be determined by appraisers who are Members of the Appraisal Institute (MAI). Land surveys were performed and title searches were completed by Stewart Title. SPS and the Parks personnel researched archived records to determine the status of the West Seattle Elementary School Lot Boundary Adjustment.

5. FISCAL IMPACT/REVENUE SOURCE

All funds paid/received will be from/to the Capital Fund for the BEX V Capital Levy.

Expenditure: One-time Annual Multi-Year N/A

Revenue: One-time Annual Multi-Year N/A

6. COMMUNITY ENGAGEMENT

With guidance from the District's Community Engagement tool, this action was determined to merit the following tier of community engagement:

Not applicable

Tier 1: Inform

Tier 2: Consult/Involve

Tier 3: Collaborate

A public hearing on the proposed property exchanges will be held in accordance with RCW 28A.335.120.

7. EQUITY ANALYSIS

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

8. STUDENT BENEFIT

It is the goal of the district to continue the process of implementing the BEX and Buildings, Technology, and Academics/Athletics (BTA) Capital Levy programs and provide students with safe and secure school buildings.

9. WHY BOARD ACTION IS NECESSARY

- Amount of contract initial value or contract amendment exceeds \$250,000 (Policy No. 6220)
- Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)
- Adopting, amending, or repealing a Board policy
- Formally accepting the completion of a public works project and closing out the contract
- Legal requirement for the School Board to take action on this matter
- Board Policy No. 6882, RENTAL, LEASE AND SALE OF REAL PROPERTY, provides the board shall approve this item
- Other: _____

10. POLICY IMPLICATION

Policy No. 6882, Rental, Lease and Sale of Real Property, requires School Board approval of any sale of surplus property. The district should complete property transactions in order to provide for clear title to facilities at SPS.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on January 14, 2021. The committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this resolution, Capital Planning will arrange for a public hearing on this matter as required by the resolution.

13. ATTACHMENTS

- Resolution 2020/21-14 (for approval)
- Exhibit A (for reference)

**Seattle School District #1
Board Resolution**



Resolution No. 2020/21-14

A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington to a portion of the West Seattle Elementary School property as surplus.

WHEREAS, the Board of Directors of Seattle School District No. 1 owns real property referred to by the District as the Walt Hundley Playfield that is located on the West Seattle Elementary School property: 6760 34th Ave SW, Seattle WA 98126, Parcel #252403-9050

WHEREAS, the Walt Hundley Playfield property have long been used by Seattle Parks and Recreation for community use pursuant to the Joint Use Agreement between the District and the City; and

WHEREAS, a portion of parcel #252403-9050 is unusable by West Seattle Elementary School due to being a part of the Seattle Parks Department park.

WHEREAS, Seattle Parks and Recreation has expressed interest in purchasing a portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property, but have it remain as a property that is available for use by the District and City on the Joint Use Agreement; and

WHEREAS, the Board of Directors desires to publish written notice in a newspaper of general circulation in the District regarding the surplus of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property and the potential sale of a portion of the property following a required hearing and deliberations.

NOW THEREFORE, BE IT

RESOLVED, that the Seattle School Board of Directors hereby finds that the property described and depicted in Exhibit A, the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property, is no longer required for District purposes and declares such property to be surplus property.

BE IT FURTHER RESOLVED, that the Board of Directors hereby directs that:

- a) the District Capital Planning department publish written notice in a newspaper of general circulation in the District regarding the surplus of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property and the potential sale of all or a portion of the property; and
- b) the District Capital Planning department to schedule a public hearing, with appropriate notice, regarding the potential sale of all or a portion of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property.

- c) all applicable provisions in state law, including Chapter 28A.335 RCW, as applicable, governing school district surplus property transactions be followed in conjunction with this resolution.

ADOPTED this 10th day of February, 2021

Chandra N. Hampson, President

Brandon K. Hersey, Vice President

Lisa Rivera-Smith, Member-at-Large

Zachary DeWolf

Leslie Harris

Liza Rankin

ATTEST: _____
Denise Juneau, Superintendent
Secretary, Board of Directors
Seattle School District No. 1
King County, WA



Board Action Report

West Seattle Elementary Property Exchange

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For questions and more information about this document, please contact the following:

Nitica Simons / Michelle Hanshaw
Project Assistant Capital Planning
ngsimons@seattleschools.org

This property exchange is required to allow for construction of a 12-classroom addition at West Seattle Elementary School.

