

## **Public Involvement Plan for PMA 1594 Parcel at 1310 Yakima Ave S.**

City procedures require a Public Involvement Plan (PIP) for complex properties to facilitate an adequate amount of public involvement on significant real estate transactions. Real Estate Services (RES) is recommending a PIP that builds on the outreach activities already conducted, collection and presentation of additional comments received through posting and publication of this plan as well as additional notice and opportunity for input as outlined below.

Per the City's procedures for the evaluation on the reuse and disposal of real property, City departments were given an opportunity to review the Excess Property notice. The Office of Housing (OH) was the only city department that indicated interest in the property. This parcel presents a rare opportunity to provide new affordable homeownership housing units, and making this property available for the such development would further the goals of the City's Housing Affordability and Livability Agenda (HALA).

### **The following are the community outreach activities conducted to date:**

- The Excess Property Notice was completed, distributed to all City departments and posted to the RES website.
- This Initial Notice was mailed notice to all owners, lessees and residents within 1,000 feet of the Excess Property and other potentially interested groups in the spring of 2013.
- RES received 145 comments within the 30-day comment period, most of which were through online petition engine change.org.
- These comments included interest in this parcel becoming an urban food forest, e.g., edible fruit trees, shrubs and plans, as well as a children's play space. The Parks Department, however, was not interested in acquiring this property. The Department of Neighborhoods did not have the capacity to take on another community gardening project.
- To gauge development feasibility and developer interest, OH published a Request for Interest (RFI) in August of 2016. This RFI invited interest from qualified housing developers for development of affordable ownership housing. Three letters of interest from qualified housing developers were received.
- FAS has prepared this draft Public Involvement Plan (PIP) for community review.

### **Next steps**

#### **Input on Preliminary Report and Draft PIP:**

- A new notice will be sent everyone within 1,000 feet of the property, community interest groups, and other parties who previously expressed interest in response to earlier notices. (This notice satisfies procedural requirements due to the length of time since previous community outreach. ) The City intends to notify the following:
  - Occupants and property owners within 1,000 feet of the property
  - Parties that commented previously

- Leschi Food Forest
    - Individuals with address information provided
    - Leschi Community Council
    - Judkins Park Community Council
  - Citywide interest groups
    - Housing Development Consortium of Seattle and King County
    - Habitat for Humanity of Seattle and King County
    - Homestead Community Land Trust
    - Green Canopy Homes
    - Homesight
    - Parkview Services
    - Seattle Green Space Coalition
    - Forterra
    - Tilth Alliance
    - Plant Amnesty
  - Parties listed on the City's mailing list for the 23<sup>rd</sup> Avenue Action Plan
  - FAS's real property @listserv (join at <http://www.seattle.gov/real-estate-services/>)
- This notice will advise the recipients how to obtain an online version of the Preliminary Report and draft PIP. Recipients will have a minimum of 15 days to comment on the draft PIP, and RES will accept comments on the Preliminary Report on an on-going basis until legislation is presented to the City Council, but no earlier than 30 days after mailing of the notice. The notice will include information about where and to whom comments should be addressed.
- A public notice sign will be placed onsite indicating the recommendation to transfer the property, advising interested parties that RES will consider comments and will include information about where and to whom comments should be addressed.
- *Preliminary Report* and Draft PIP will be posted to relevant City websites.
- Present the Draft PIP to members of the City Council Committee on Affordable Housing, Neighborhoods and Finance, providing an opportunity for public comments to Council.

**Public Input Process on Disposition of PMA 1594 Parcel at 1310 Yakima Ave S:**

- FAS will request DON incorporate a blurb in the DON Monthly newsletter
- OH will publish an RFP to solicit proposals for the development of affordable housing.
- RES will prepare a *Final Report*, summarizing the REOC's and community comments.
- *Final Report* will be posted on the City website.
- RES will notify those who have engaged in community input to date of the availability of the *Final Report*.
- Notices will advise the recipients that RES will consider comments on the *Final Report* and will include information about where and to whom comments should be addressed.

- RES will forward the *Final Report and Public Involvement Report* including summarized comments regarding the Final Report to the City Council Committee on Affordable housing, Neighborhoods and Finance with legislation disposing of the property.

**Project Implementation:**

When OH issues a request for proposals for the development of affordable ownership housing a community outreach plan will be requested in the proposal. The developer identified will continue to participate in appropriate community conversations to keep the public informed on the development progress.