

From: [REDACTED]
To: [RCM Public comment](#)
Subject: Public Comment for Regular Council Meeting 9/13/2022
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Proposed land swap between City of SeaTac (Riverton Heights Neighborhood Park) and the Islamic Center of Seattle

Council Members and Staff,

The Parks & Rec Committee approved a proposed land swap between the City and the Islamic Center of Seattle at their 9/1/2022 meeting to be placed on the consent agenda for what I understood would be the Regular Council Meeting on 9/13/2022. However, this topic does not appear on that consent agenda, so perhaps I am mistaken about the appropriate RCM date. Regardless of when the Council will vote, this proposal needs to be discussed further and issues vetted. Some questions that should be answered are associated with the following topics:

Present and future value of the two properties

- Should this proposal go through our Planning and Economic Development group before our Council votes on the proposal? (They are the 'experts' and perhaps they should be exploring the details and effects of this proposition.)
- Have we had a professional appraiser evaluate the present and probable future values of each property?
 - The existing tax appraised value of the land at:
 - 3040 S. 150th St. is \$10.17/ft.².
 - 3046 S. 150th St is \$19.22/ft.². (not directly involved in the proposed swap, but sandwiched between the properties)
 - 3050 S. 150th St. is \$7.73/ft.²

This suggests that a professional appraiser may be necessary to establish the realistic values of the properties involved.

- The proposal results in a jagged property line on the south side of Riverton Park. When a property does not have traditional straight-line boundaries, does it tend to make that property less desirable and worth less money in the future? If so, the City should be compensated for this future loss.
- Does the trade make the existing two separated Islamic Properties worth more money in the future after they are contiguous? If so, should the City be compensated for the increased value to the other party?

Provides overflow parking for special events at Riverton Heights Neighborhood Park

- Will we have a binding written agreement specifying the times and frequency of the availability of this parking area for park visitors as well as detailing conflict resolution procedures should one party have a grievance about this issue?
- Will this parking agreement be binding on any future owners of the properties?
- Will there be pedestrian/handicap access to the park from the proposed 'overflow parking lot'?
 - If so, will this be 24/7 access and who will have the authority and responsibility to open/close and maintain the gate(s)?
- Would park access be grandfathered into the property regardless of ownership?
- What about overflow parking when there is no 'Special Event' at the park, but park visitors still park there. Who will be responsible for patrolling this lot and initiating tows for unauthorized vehicles?
- What constitutes a 'special event'? Is this limited to City-sponsored events or will private parties be able to declare 'special events' and receive parking privileges?
- What if a special event is planned and both parties have agreed that parking will be available for the event in the overflow lot, but at the last minute the Islamic Center requires that parking space for something happening at their facility?

Islamic Center's Plans

- The plans submitted to the City are 'back of the napkin' quality prepared by an unqualified architect (the preparer's own revelation at the last Parks & Rec Meeting). Should the City require architectural plans be prepared by an appropriately credentialed architect and that these plans be approved by the City prior to our vote on the swap?
- Should the land swap finality be contingent upon a date certain for building permits to be obtained **and** a date certain for the construction to be completed?
- Will there be separation between the park and the proposed 'covered walkway'? If so, who will be responsible for the installation and maintenance of the 'barrier'?
- Will there be access from the proposed walkway to the park? If so, who will be responsible for the operation and maintenance of this access point?
- If this proposal is approved and later the Islamic Center decides to sell the newly configured properties, should the Islamic Center be

allowed to profit financially for the increased value of the reconfigured properties or should the City receive all or a portion of the appreciated value of the property?

Effect of land swap on the property owner at 3046 S. 150th

- There is property and a house between the two existing Islamic properties. Has this owner been informed of the land swap proposal and allowed to have input?
 - Does the proposed swap affect the property value as well as the future rental value of the 3046 property because it is no longer being contiguous with a public park? If so, should this property owner be compensated for his loss?
 - The per square foot land value for 3046 is currently significantly more than the per square foot value for the Islamic properties. The loss of 'public park contingency' for this property may be significant.

As we peel away the layers of this proposal other unvetted issues and potential scenarios will need to be addressed and answered. I appreciate both the Council Members and Staff doing their due diligence before we vote on this proposal.

Vicki Lockwood