

Maintenance Standards

Policy #: 2600	
Date Approved:	Revision Date:

Each property and facility owned/managed by the Vashon Park District will have an appearance/maintenance/repair/replacement standard level assigned to it. Assignment of these levels to individual properties or facilities will be proposed by VPD staff and approved by the board. All assignments will be consistent with the board-approved long-range strategic plan.

Each of the standard levels is described below in general terms. When a level is assigned to a specific property/facility, additional descriptive language will be added so that the unique features of that property/facility are covered. Final language will be approved by the Executive Director after consultation with the commissioner who has responsibility for that property or facility.

Regardless of the level assigned, all property and facilities will be maintained to a level that minimizes safety and liability issues. In level three facilities that may amount to erecting signs and barriers indicating that the facility is closed to the public. In others, certain areas within the facility may be marked as off limits. In all facilities at any level, safety and liability come first.

Level one properties will receive maximum maintenance and repair. These facilities are among the most used in the district, have adequate parking and safe citizen access, rank high among citizens as shown in VPD customer survey.

Level two properties will receive medium maintenance and repair. They are second-tier parks in the eyes of island citizens as per the results of VPD customer surveys, have some but not an abundance of parking available, and are not as readily-accessible as level one facilities.

Level three properties will not be maintained nor repaired, other than to overcome emergency situations, until funds are available to improve them to a condition consistent with the requirements above for level one or two facilities. These facilities will be marked and barricaded to indicate that they are close.

Acquisition of Real Property

Policy #: 2740	
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From time to time, the Vashon/Maury Island Park and Recreation District (Vashon Park District) is involved in the acquisition of real property for public use. It is desirable that Vashon Park District commissioners, VPD staff, citizens of Vashon and owners of real property which may be under consideration be fully informed of the policies of the Board of Park Commissioners of the Vashon Park District relative to real property acquisition. The following statements of policy are in effect with regard to real property acquisition for park and recreation purposes.

Every reasonable effort shall be made to acquire the real property by negotiation. Property to be acquired should come from the capital priority list or have some other justification.

Appraisals shall be completed before initiation of negotiations, and the owner or his representative will be given an opportunity to accompany the appraiser during his inspection.

Just compensation will be determined before negotiation and property will be acquired for not less than that amount, which shall not be less than the fair market value. Any decrease or increase in the fair market value, prior to the valuation, caused by pending public improvements shall be ignored. Owner will be provided with a written statement of, and a summary of the basis for, the amount of just compensation. Damages and/or benefits to remaining property will be separately stated.

An owner will not be required to surrender possession before payment of an amount at least equal to the approved appraisal.

Construction shall be scheduled so that, to the greatest extent practicable, no one shall be required to move without at least 90 days written notice.

Disposal of Real Property

Policy #: 2750	
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Real property held by the Vashon Park District may be considered for trade, sale, conveyance or other disposition. It is in the best interest of the Vashon Park District to have guidelines to be considered for the disposal of real property by staff and Board of Park Commissioners when considering the disposal of real property.

Real property may be considered for disposition upon the occurrence of any or a combination of the following events:

- A. Property for which any department or agency or United States or the State of Washington, a county, a municipality or any subdivision thereof, a public, private or charitable entity, or an individual expresses a desire in writing to trade to Vashon Park District for property of comparable or greater value.
- B. Property for which any department or agency or United States or the State of Washington, a county, a municipality or any subdivision thereof, a public, private or charitable entity, or an individual expresses a desire in writing to purchase from Vashon Park District for money, services or other valuable consideration; or
- C. Property that may be traded, sold or conveyed when the Board reasonably believes such trade, sale or conveyance is in the best interest of the Vashon Park District and best serves the needs of the citizens served by Vashon Park District and when such trade, sale or conveyance is consistent with the mission statement of the Vashon Park District as those documents currently exist or as they may be amended in the future.

Surplus. In the event Vashon Park District chooses to consider disposal of its property, the Park District should consider the following:

- A. Vashon Park District should strive to maximize the unique attributes of Vashon's location in the Pacific Northwest and seek to meet the changing needs of the community with respect to sites for a variety of recreation and open space area.

B. Factors which may assist Vashon Park District in determining real estate held by themselves to be surplus for park purposes shall include but are not limited to the following:

1. Disposal of the subject property does not create a park deficit area as such area is defined in the Strategic Plan;
2. The subject property does not offer potential to compliment the unique ecological or geographical features indigenous to the area;
3. The property fails to take advantage of the nature beauty of the area
4. The subject property is unrelated to historical or cultural resources;
5. The subject property does not offer potential for mixed or multiple use as a park, recreation area or open space;
6. By reason of a change in zoning laws, land uses, or environmental conditions the subject property no longer serves the public in the manner for which it was intended.

The Vashon Park District should also obtain a title search or the disposition property and, if applicable, the acquisition property.

Vashon Park District should obtain an appraisal of the disposition property and, if applicable, the acquisition Property. The appraisal may be performed either by Vashon Park District personnel qualified to make such appraisals or by an independent commercial property appraiser. All the information obtained pursuant to the above paragraphs shall be provided to the Board of Park Commissioners (Board) for review and approval.