



King County

## CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

### **PROJECT NAME: 48<sup>th</sup> and Charlestown**

Applicant Jurisdiction(s): City of Seattle

Open Space System: Neighborhood Park  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

Acquisition Project Size: approx. 0.33 acre CFT Application Amount: \$350,000  
*(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal)* *(Dollar Amount of CFT grant requested)*

Type of Acquisition(s):  Fee Title  Conservation Easement  Other:

### CONTACT INFORMATION

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Address: Property & Acquisition Services Fax 233-7038

Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337 Date March 13, 2013

### PROJECT SUMMARY:

*(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)*



**Goal:** The goal of this project is to acquire a new neighborhood park in West Seattle. The City is requesting \$350,000 in CFT proceeds for this acquisition.

**Background:** The City's 2008 Parks and Green Spaces Levy includes identified acquisition and development projects as well as community generated "Opportunity Fund" projects. This project is being funded through the Opportunity Fund.

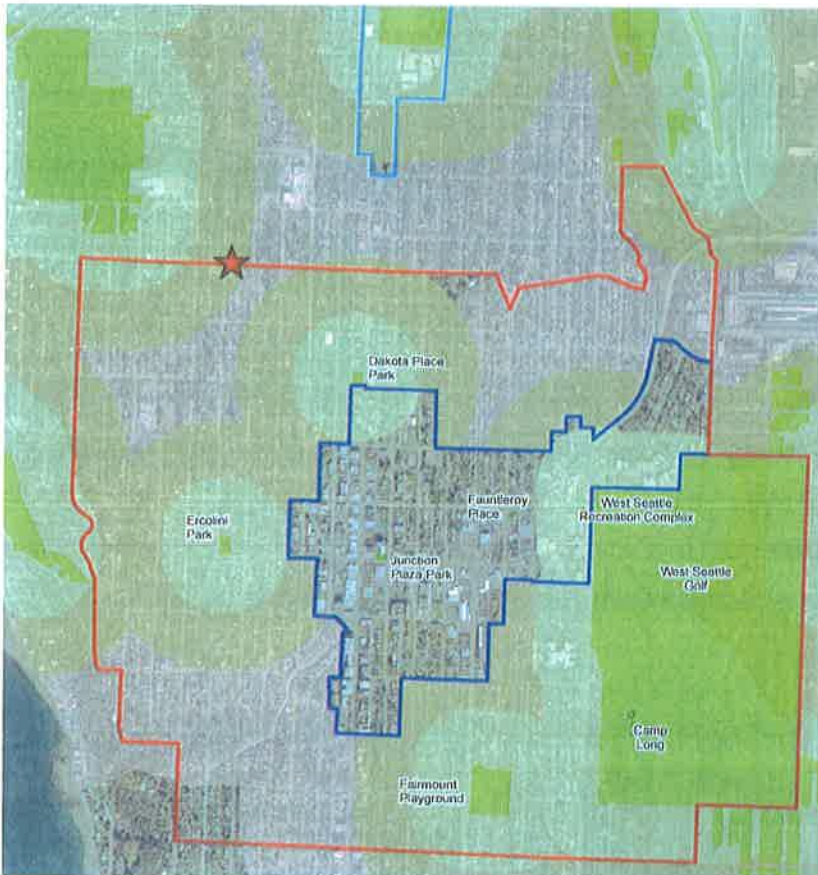
The 48<sup>th</sup> & Charlestown acquisition provides a new neighborhood park site in an underserved single-family neighborhood.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe in the space below how the proposed acquisition satisfies each marked criteria.

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- addition
- D. Community separator

- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor
- H. Passive recreation opportunity/unmet needs



H. Although the lion's share of the City's expected new growth is expected to go into the designated "urban villages, the City's single-family neighborhoods still represent almost 70% of the City's area. For single-family neighborhoods, the Comprehensive Plan sets a goal of:

1) ½ acre of usable Open space within ½ of a mile of residents in single family areas.

The map at the right shows the proposed acquisition being in an area served by Schmitz to the west. However, Schmitz Park is a natural area and has very little flat, usable area. The proposed acquisition would provide accessible open space in a neighborhood with none.

## 2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please (1) mark all criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project:
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation



- B. The property is in West Seattle and located in an area that is primarily zoned for single-family development. There are few vacant properties in this neighborhood. The lot will be sub-divided and developed if not acquired.
- C. The property is owned by the Presbyterian Church and has been used informally as a park and community garden by the neighborhood for years. The Church has indicated that they are willing to consider selling the property.
- D. The project has been championed by the Genesee-Schmitz Neighborhood Council and has the strong support of the surrounding community (signatures from 75 supporters accompanied the opportunity fund application).
- E. Although not specifically identified in any plans, the need for additional parks and open space in this part of West Seattle is well documented in the 1999 West Seattle Junction Neighborhood Plan, the 1999 Admiral Neighborhood Plan and the Seattle Parks' 2011 Development Plan, which all identify the need for better access to existing parks, and new open spaces that provide "breathing room" for the neighborhoods.

### 3. STEWARDSHIP AND MAINTENANCE

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

The property will be temporarily "land-banked" until the economy improves.

When the park is developed, the new park property will be stewarded and maintained by the Seattle Parks and Recreation. The Genesee-Schmitz Neighborhood Council may be willing to work with Parks on the care of the park.

The park would very likely become part of Seattle's Adopt-A-Park program.

### 4. PROJECT BUDGET

|                                      |                  |
|--------------------------------------|------------------|
| <b>TOTAL CFT APPLICATION AMOUNT*</b> | <b>\$350,000</b> |
|--------------------------------------|------------------|

*\*Allowable acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.*

#### **Estimation of property value:**

*Briefly describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.*

The land value was estimated based on comparable sales. Final value will be determined through a MAI appraisal.

| <b>ESTIMATED PROJECT COSTS (dollars)</b>               | <b>(a range may be included)</b> |
|--|----------------------------------|
| Total property interest value                          | \$700,000                        |
| Title and appraisal work                               |                                  |
| Closing, fees, taxes                                   |                                  |
| Relocation   |                                  |
| Hazardous waste reports                                |                                  |
| Directly related staff, administration and legal costs |                                  |
| <b>Total Project Costs (CFT and other funds)</b>       | <b>\$700,000</b>                 |

| <b>MATCHING FUNDS: Existing Sources</b><br>(CFT can only provide a maximum of 50% of anticipated project costs) | <b>DATE</b><br>(Expended or Committed) | <b>DOLLAR AMOUNT</b><br>(Expended or Committed) |
|---|--|---|
| 2008 Parks and Green Spaces Levy Neighborhood Park Category   | November 2008                          | \$ 350,000                                      |
|   |  |   |
|   |  |   |
| <b>Total CFT Funds Previously Received<br/>This Project</b>   |  |   |
| <b>Total Matching Funds and Past CFT Funds<br/>Currently Identified</b>   |  | \$ 350,000                                      |
| <b>Unidentified Remaining Match Need</b>  |  | \$ 0  |

**Unidentified remaining match need: What funds are anticipated and what is the time frame?**  
Please briefly discuss how the unidentified remaining match need above will be met.

None

## 5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

| <b>Brief Activity Description</b>   | <b>Dollar Value of<br/>In-kind<br/>Contribution</b> | <b>Status</b><br>(Completed or Proposed) | <b>Activity Date Range</b><br>(Completion Date or Proposed<br>Completion Date) |
|---|---|--|--|
| see earlier discussions of<br>Additional Factors and<br>Stewardship & Maintenance | none claimed  |  |  |
|   |   |  |  |
|   |   |  |  |
| <b>TOTAL</b>  |   |  |  |

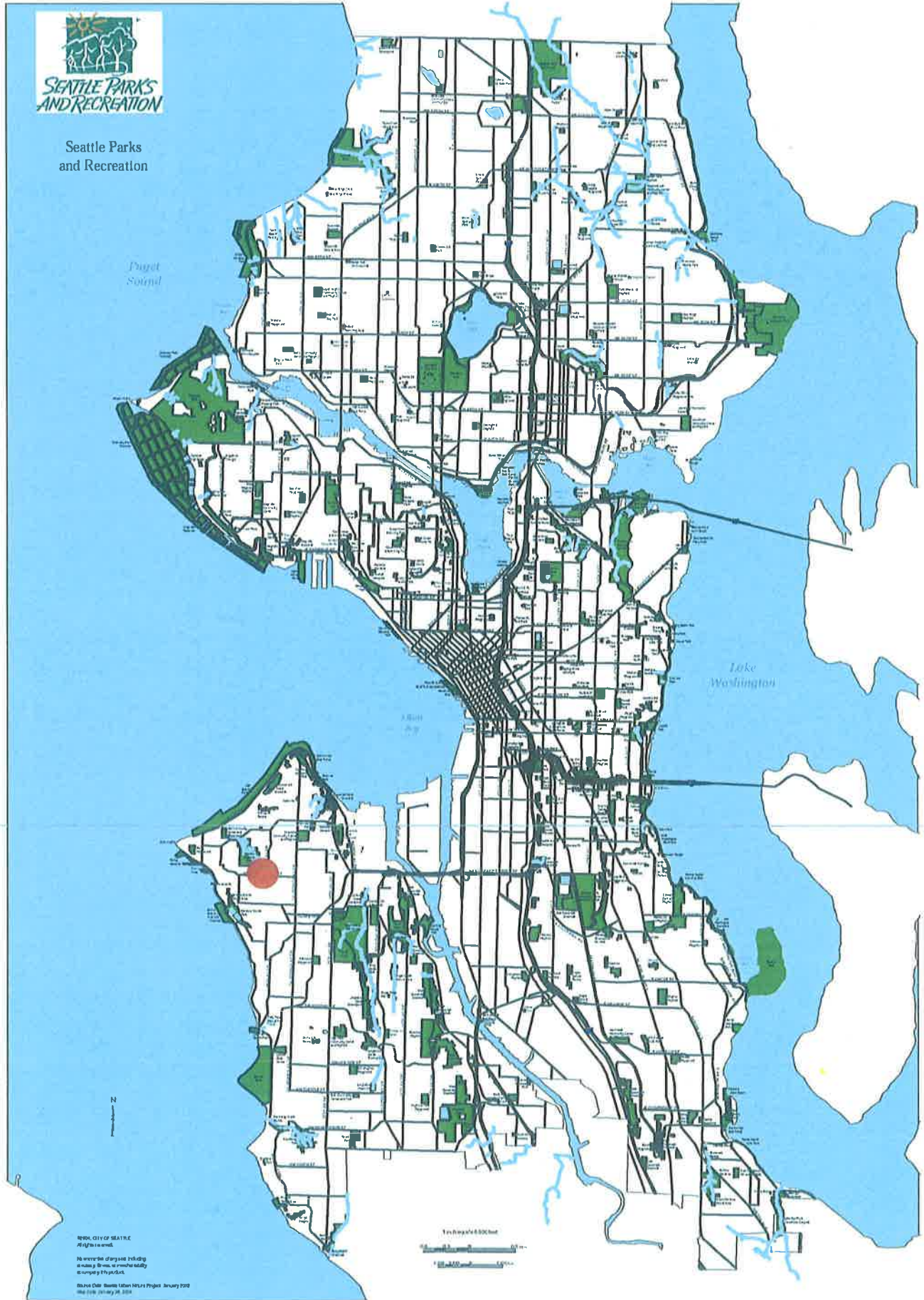
## 6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

# 2014 Conservation Futures Application 48th & Charlestown



Seattle Parks  
and Recreation



Map of CITY OF SEATTLE  
Highways  
© 2014 City of Seattle  
Map Date: Seattle Urban Future Project, January 2014  
Map Scale: January 26, 2014





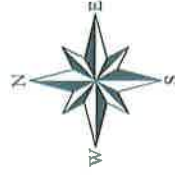
48th Ave SW  
and  
SW Charlestown St



**Legend**

- Target Property
- Conservation Easement
- Park Boundary
- Parcel Boundary

Aerial Imagery - 2010



1 inch = 100 feet

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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Orthophoto source:  
Pictometry, Spring 2008  
Map Date: March 7, 2012