



King County

CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Baker Park Addition

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. 0.25 acre CFT Application Amount: \$200,000
(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

Contact Name: Donald M. Harris, Manager Phone 206-684-8018 Email donald.harris@seattle.gov

Contact Name: Chip Nevins, Acquisition Planner Phone 206-233-3879 Email chip.nevins@seattle.gov

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 expand and improve Baker Park in the Crown Hill Urban Village, by acquiring a large developed lot at 8341 – 14th Avenue NE adjacent to the park. The City is requesting \$200,000 in CFT proceeds for this acquisition.

Background: The City acquired Baker Park in 1992 as part of the opportunity fund for the 1989 Open Space and Trails Bond program. Since the Park's development, the community has been interested in acquiring the property to the south in order to open up and improve the site. Parks tried to acquire the property in 2005, but the owner was not willing to sell at that time. The owner approached the City late last year to say that she was ready to sell the property.

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.

- | | |
|--|---|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

G. The proposed acquisition will add .25 acres to Baker Park making it a total of .64 acres in size. More importantly, the acquisition will allow Parks to bring more light into the park, open up the limited site lines and improve the safety and usability of the park.



H. The Seattle Comprehensive Plan allocates the "lion's share of the City's expected new growth" to the designated "urban villages," including the Crown Hill Urban Village. The Comprehensive Plan also sets goals of:

"1) at least one acre of usable open space for every 1,000 households within urban villages, and

2) Open space within an eighth to a quarter of a mile of residents in Residential urban villages.

The Baker Park addition will help serve unmet needs for parks and open space in and adjacent to the Crown Hill Urban Village.

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 owner is preparing to put the property on the market. It will be subdivided and redeveloped if not acquired.

C. The City tried to acquire the property in 2005, but was unable to come to an agreement on price. The owner, a family trust, approached the City in late 2012 and offered the City the opportunity to purchase it. If the City does not acquire it now the trust will place the property on the market for redevelopment with two homes.

D. The community has been interested in the acquisition of this property for years. The project is supported by Groundswell NW, and the Whittier Community Council which represents the neighborhood surrounding the Park.

- E. In 1996, citizens conducted the extensive "Ballard Open Space Inventory" (BOSC), which prioritized underserved areas in the community and prioritized possible acquisitions, including the proposed site. This property will help address the need for additional neighborhood park space in an area of Ballard that is currently being impacted by growth, and targeted to receive increased densities in the future. In 1998, the Crown Hill/Ballard Neighborhood Plan gave a high priority to acquiring new open space as prioritized by BOSC, particularly in underserved areas and designated urban villages.

Also, this acquisition will make Baker Park greater than ½ acre and increase its service area to ½ mile thus servicing a gap in the Department's park system to the east of Baker Park.

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 Whittier Heights Community Council and Groundswell NW have assisted with Baker Park and will do so with the addition as well.

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

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$200,000
--------------------------------------	------------------

**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 reflects asking price. The final land value will be determined by appraisal (based on comparable sales).

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$400,000
Title and appraisal work	
Closing, fees, taxes	
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$400,000

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
2008 Parks and Green Spaces Levy Neighborhood Park Category	November 2008	\$ 200,000
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		\$ 200,000
Unidentified Remaining Match Need		\$ 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

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

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.



Ballard Open Space
 Baker Park
 Expansion
 7589200136

Orthophoto taken: July 1999
 Map date: January 15, 2002

LEGEND

-  Parcel of Interest
-  Park Boundary
-  Parcel Boundary



Scale 1:960



©2002, CITY OF SEATTLE
 All rights reserved.
 No warranty of any kind is made by the City of Seattle for the use of this product.

