



King County

CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: South Park Plaza

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. 1.3 acre **CFT Application Amount:** \$500,000
(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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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 2 properties (4 parcels) for a new neighborhood park in South Park. The City is requesting \$500,000 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.

In 2013 the new South Park Bridge will be completed. The potential acquisition of the properties to develop the South Park Plaza presents a once in a lifetime opportunity for the South Park community to secure land for future public use that will be a gateway to the business district, community gathering space, park amenity and connection to the Duwamish.

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. The Seattle Comprehensive Plan allocates the "lion's share of the City's expected new growth" to the designated "urban villages," including the South Park Residential 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 urban villages.

Currently, most of the South Park Residential Urban Village is well served by open space, except for the area along the eastern edge, the location of this project. This part of the urban village is the heart of the community and has a deficiency in its supply of usable open space and residents' access to it.

Although the proposed acquisitions are technically outside of the City, the properties will serve those residents of South Park that reside in the City of Seattle.

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 properties are located just outside the City of Seattle limits and adjacent to the South Park Residential urban village. The properties are surrounded by commercial uses and are zoned for commercial development. The land is currently being used as staging for the reconstruction of the 14th Avenue bridge. Once the bridge is complete and the South Park area begins its revival there will be considerable pressure to re-development the under-used properties. Now is the time to acquire a new park site while appropriate under-used sites are still available.
- C. The owner of one of the properties owns the marina nearby and has indicated his willingness to consider selling the property for a park. The owner is willing to sell because his property has been used as staging for the reconstruction of the 14th Avenue bridge for the past couple of years. Once the bridge is finished, the owner may be less interested in selling the property. The other property is owned by King County and is in the process of being surplus.
- D. The project has been championed by the Environmental Coalition of South Seattle (ECOSS) and has strong support from all the active groups in South Park including: *South Park Neighborhood Association, South Park Retail Merchants, Seattle Parks Foundation, South Park Seniors, South Park Info and Resource Center, South Park Design Lab, South Park Arts Duwamish River Cleanup Coalition, South Park Action Agenda, Providence Regina House Food Bank, Plumb Level & Square Fund, South Park Area Redevelopment Committee, Consejo High Risk Youth Program* and others.
- E. The need for a central gathering space was identified in the 1998 neighborhood plan and then again in the 2006 South Park Agenda.

F. 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 South Park Community has coalesced behind this proposal and will 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

TOTAL CFT APPLICATION AMOUNT*	\$500,000
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**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 has been estimated based on comparable sales. The final land value will be determined by a MAI appraisal (based on comparable sales).

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value (both properties)	\$1,050,000
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)	\$1,050,000

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 Opportunity Fund Category	November 2008	\$ 550,000
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		\$ 550,000
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.

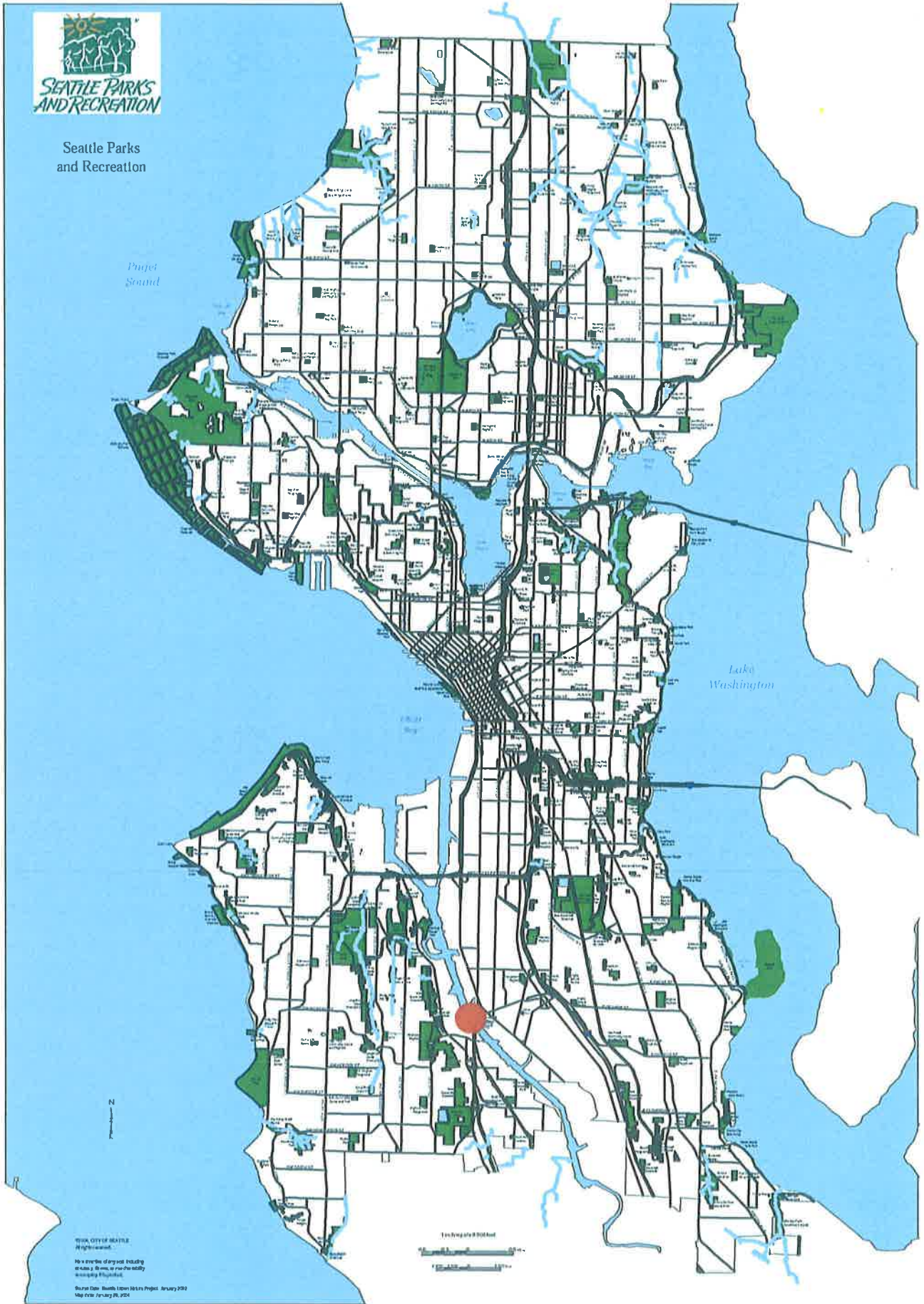
2014 Conservation Futures Application South Park



Seattle Parks
and Recreation

Puget
Sound

Lake
Washington



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without limitation, for the quality
or accuracy of this information.

Source: Seattle Urban Parks Project, January 2014
Map Date: January 26, 2014



DUWAMISH WATERWAY PARK

S ELMGROVE ST

S SOUTHERN ST

S ROSE ST

10TH AVE S

S THISTLE ST

S SULLIVAN ST

12TH AVE S

S ROSE ST

S OMA ST

DALLAS AVE S

14TH AVE S

16TH AV S BR

16TH AVE S

S THISTLE ST

16TH AVE S

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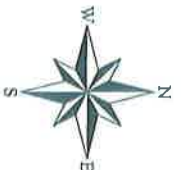


South Park Plaza

Legend

- Target Property
- Park Boundary
- Parcel Boundary

Aerial Imagery - 2010



1 inch = 250 feet

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

to source:
-ry, Spring 2009
Map date: March 7, 2013