



King County

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

### PROJECT NAME: Urban Village Park Acquisition (West Seattle Junction)

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. 0.26 acre CFT Application Amount: \$1,125,000  
*(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 acquire 2 properties for a new .40 acre neighborhood park in the West Seattle Junction Urban Village. The City acquired the first property in 2012 and is negotiating for the second one. The City is requesting \$1,125,000 in CFT proceeds for these acquisitions.

**Background:** The City's 2008 Parks and Green Spaces Levy identified 20 urban villages throughout the City where over 1/2 of the urban village was not served by a neighborhood park. The West Seattle Junction is on the list for the acquisition of a neighborhood park; no site was specified.

The West Seattle Junction acquisitions will provide a new neighborhood park site in the quickly re-developing mixed-use community near the intersection of SW Alaska Way and Fauntleroy Way SW. The City jumped on the opportunity to acquire a vacant property in the midst of a vast number of new development projects and closed on the property in late 2012. The second property is under negotiation.

## 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 West Seattle Junction 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.

Currently, the West Seattle Junction Urban Village has a deficiency in its supply of usable open space and residents' access to it. The map at the left shows only the under-sized Junction Plaza Park within the boundaries of the Urban Village.

This deficiency is noted in the "Assessment of Gaps in Seattle's Open Space Network", which focuses on the needs of residential populations and states:

The Southwest Sector's **West Seattle Junction Urban Village** has significant deficiencies. While the development of the Ercolini and Junction Plaza sites will provide some usable open space to the western neighborhoods of the West Seattle Junction Hub Urban Village, residents within the interior portions of the village are still more than one eighth of a mile from usable open space.



## 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 in the West Seattle Junction urban village and located in an area that is zoned for mixed-use development. The land value conferred by this zoning is leading to considerable re-development of under-used properties, especially those currently occupied by older single-family structures, and parking lots. The proposed development project across 40<sup>th</sup> Ave SW from the park site will have 360 apartments, a Whole Foods Grocery and a full size drugstore. There are very few vacant or underutilized sites within this corridor, so it is now or never for a new park site.
- C. The City acquired full fee title for the one of the properties in December 2012. The other property has a willing seller and is under negotiation.
- D. The West Seattle Junction Association is active in the community and is supportive of the park acquisitions. In addition, Parks is working with the developer of 4755 Fauntleroy Ave (across the street from the park) to integrate the new park with the new development.
- E. The need for additional parks and open space in the West Seattle Junction Urban Village is well documented in the 1999 West Seattle Junction Neighborhood Plan, the Seattle Parks' 2011 Development Plan and the 2011 West Seattle Junction Triangle Design Framework 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 West Seattle Junction Association 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>\$1,125,000</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 determined by appraisal (based on comparable sales).

<b>ESTIMATED PROJECT COSTS (dollars)</b>	<b>(a range may be included)</b>
Total property interest value (2 properties)	\$2,250,000
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>\$2,250,000</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
2008 Parks and Green Spaces Levy Neighborhood Park Category	November 2008	\$ 1,125,000
<b>Total CFT Funds Previously Received</b> <i>This Project</i>		
<b>Total Matching Funds and Past CFT Funds</b> <i>Currently Identified</i>		\$ 1,125,000
<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 In-kind Contribution</b>	<b>Status</b> (Completed or Proposed)	<b>Activity Date Range</b> (Completion Date or Proposed Completion Date)
see earlier discussions of Additional Factors and 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.





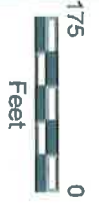
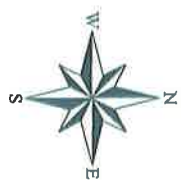




West Seattle  
Junction

**Legend**

-  Target Property
-  Park Boundary
-  Parcel Boundary
-  Aerial Imagery - 2010



1 inch = 200 feet

©2012, CITY OF SEATTLE  
All rights reserved.

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

Job source:  
JY, Spring 2009  
Map artist: March 7, 2013