



King County

**CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Dakota Place Park Addition

Applicant Jurisdiction(s): City of Seattle

Open Space System: Dakota Place Park

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: approx. 0.13 acre CFT Application Amount: \$375,000

(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, 2014

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 the property to the north of Dakota Place Park in West Seattle, at 4045 SW California Way. The City has a signed purchase and sale agreement and is scheduled to close in April 2014. The City is requesting \$375,000 in CFT proceeds for this acquisition.

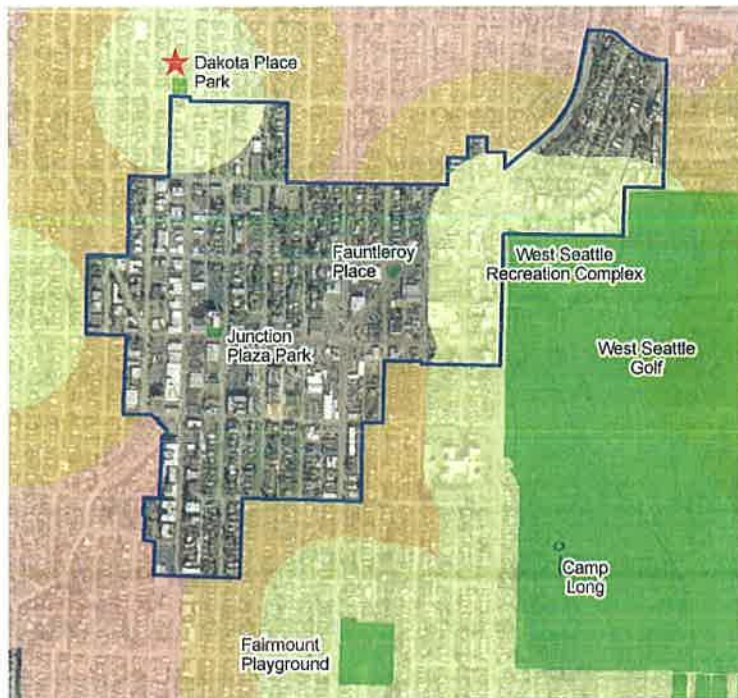
Background: The City's 2008 Parks and Green Spaces Levy identified 20 urban villages throughout the City where over 1/2 of the urban village was not served by a neighborhood park. The West Seattle Junction is on the list for the acquisition of a neighborhood park.

The City has been trying to acquire this property for the past decade. A developer recently acquired the property with plans to redevelop the site. There is tremendous public support for this acquisition and the eventual expansion of Dakota Place Park. The park is well used by the neighborhood including some nearby schools. The addition of the property to the north will provide more outdoor useable area, which is somewhat constrained by the large City Light substation building that has been renovated and opened up for Public use.

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 checked="" 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 |



E. On March 22, 1886, representatives of Thomas Edison demonstrate the first electrical generator in Seattle. The Seattle Electric Company's steam-powered dynamo, located in Pioneer Square, powered the first incandescent light bulb to shine west of the Rocky Mountains.

Puget Sound Power & Light bought the property at 4304 SW Dakota and California Avenue SW in October 1925 for a future substation location. This would be one of four substations in the area. In 1930, a brick building known as the California Substation was built. With 2418 sq. feet of space the California substation was much larger than most substation buildings and is now a City land-marked building.

G. The acquisition of this property would be a great addition to the existing park by adding more outdoor useable area, which is somewhat constrained by the large City Light substation building that has been renovated and opened up for Public use.

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. 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:

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 adjacent the West Seattle Junction urban village and located in an area that is zoned for mixed-use development. The developer who bought the property was going to demolish the existing structures and redevelop the property. The chance to expand the park is now or never.
 - C. The City has a signed purchase and sale agreement to acquire full fee title to the property and is scheduled to close in 2014.
 - D. The two neighborhood groups (West Seattle Junction Association and Junction Neighborhood Organization) are active in the community and are very supportive of this acquisition.
 - 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 development funding is available. In August 2014, the City will put the formation of a Metropolitan Park District (MPD) on the ballot. If approved, the MPD will provide development and stewardship funding for the property.

When the property is developed it will be integrated to the existing park and stewarded and maintained by the Seattle Parks and Recreation. The neighbors provide assistance with the existing park and would "adopt" this piece as well.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$375,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

**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).

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value (2 properties)	\$750,000
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)	\$750,000

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	\$ 375,000
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		\$ 375,000
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.

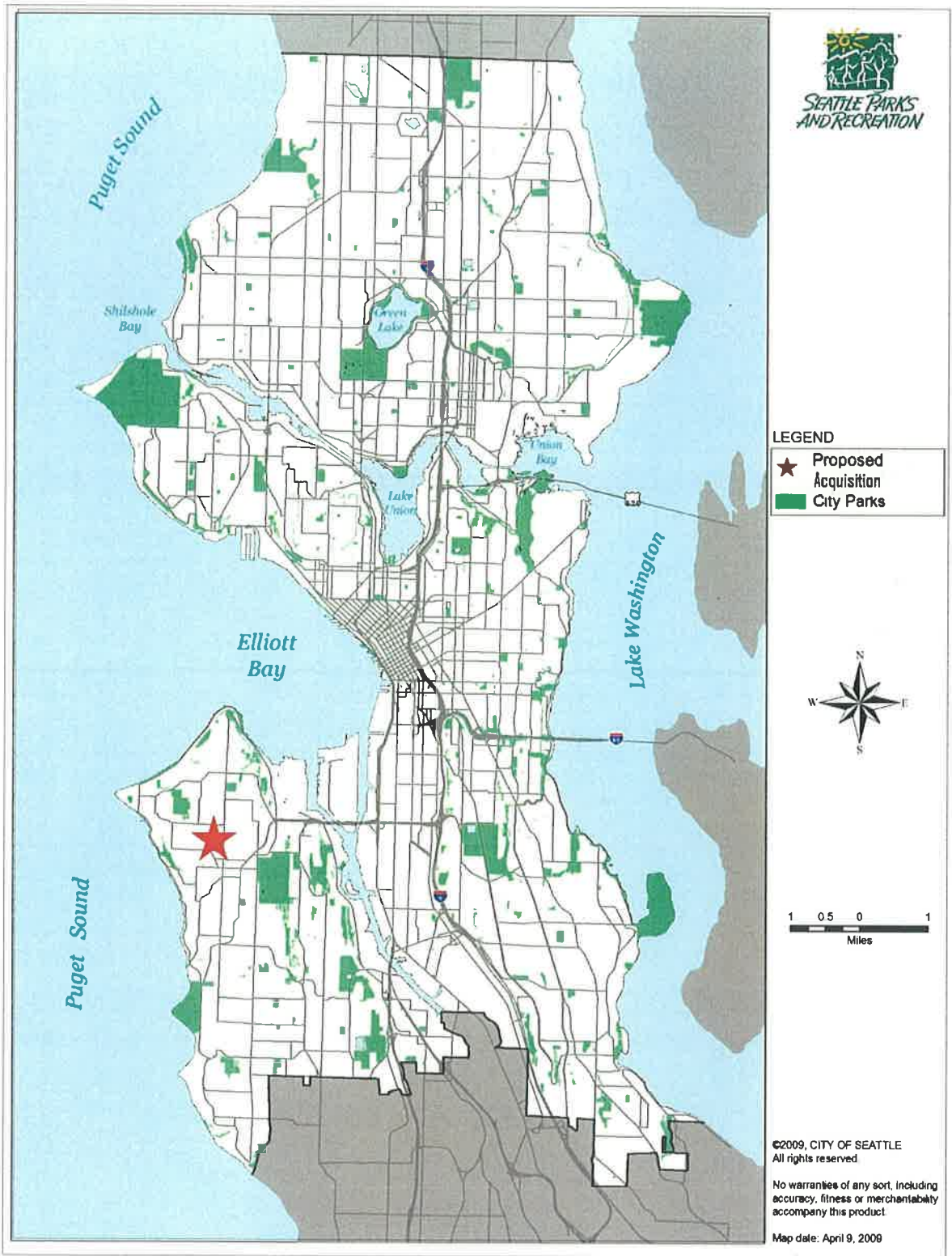
None

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.








SEATTLE PARKS
AND RECREATION

Dakota Place Park

Legend

-  Parcel of interest
-  Park Boundary
-  Parcel Boundary



0 25 50 75

Feet

1 inch = 75 feet

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

Orthophoto source:
USGS/Triathlon, January 2002
Map date: September 8, 2005

