



King County

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

PROJECT NAME: Greenwood Park Addition

Applicant Jurisdiction(s): City of Seattle

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

Acquisition Project Size: 0.1 acre **CFT Application Amount:** \$100,000
(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 one of the remaining two inholdings within Greenwood Park, at 8809 Fremont Avenue North. The City acquired the property in 2013 and is requesting \$100,000 in CFT proceeds for reimbursement.

Background: The 2.22-acre core park site formerly housed the Greenwood Greenhouses operated by the Otani family and was acquired in 1999 as part of the Open Space and Trails Bond program and with the assistance of Conservation Futures allocations in 1995 and 1997. At the time of the original acquisition, there were four inholdings on the east boundary of the park, each developed with a house. Two of those inholdings were acquired as part of the 2000 Pro-Parks program with the assistance of Conservation Futures allocations in 2003 and 2004. It is the long term goal of both the community and the Parks Department to acquire the remaining in-holding properties.

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



E. Greenwood Park includes a "Greenhouse Gate" that tells the history of the site's Otani greenhouse operations and the larger story of the Japanese-American community. Other interpretive elements reflect the history of the site as part of the route for the turn-of-the-century Interurban trolley system. The park is located along the route of the Interurban Trail on Fremont Avenue North, which parallels the route of the old Seattle-Everett Interurban Railway.

G. The acquisition of the inholding would enhance both Greenwood Park and the Interurban Trail, and would constitute additions to them.

H. Greenwood Park will serve the Greenwood-Phinney Ridge Residential Urban Village, which is otherwise deficient in usable park space per the Seattle Parks and Recreation Plan 2000. The acquisition of the inholding will increase the level of service provided by the new park.

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

- A. As indicated in the response to question 1(E), the new park affords excellent educational and interpretive opportunities. In addition, as detailed in 2(D), the park is designed with sensitivity to improving the environment, through drainage improvements, use of water-conserving and non-polluting materials, and inclusion of interpretive signage to educate park users about these features.
- B. The property went on the market suddenly and was acquired by a developer. If the City had not been able to acquire the property, the opportunity would have been lost.
- C. The City had been in constant contact with the property owner, who knew of our interest. Unfortunately the owner died and the estate did not know of our interest. The property went on the market and before the City could act, a developer had signed an agreement to purchase the property with the intent to build a new house. Once the developer found out about the City's serious interest in the property, they were willing to assign their purchase and sale agreement to the City.
- D. Friends of Greenwood Park (FOGP) has been very active in fundraising for development of the park, including a matching grant from the King County Youth Sports Facilities Grants program for construction of the play area. The group has also raised funds from SAFECO and several foundations.

FOGP has also received a grant from the Natural Resource Stewardship Network. The King County Department of Natural Resources, US Forest Service, and Seattle City Light are Stewardship Network Partners who are contributing to the grant, which funded the planting of 120 new trees and installation of drought-tolerant understory plantings and groundcovers. The park includes a special demonstration area featuring trees appropriate for planting under low clearance power lines in urban settings. The project also demonstrates techniques for improving water quality, reducing surface runoff and conserving water by means of a bioswale, the use of biosolids in soil amendments, high-tech permeable paving materials, and drought tolerant plantings. Both the urban forestry and water conservation components of the project are explained to park users through interpretive signage and training. Volunteer tree stewards, are assisting with tree maintenance, and have ongoing opportunities to learn from subject matter experts about the importance of the ecological elements of the park design.

Seattle Public Utilities (SPU) spent about \$100,000 to improve the drainage in Greenwood Park, and to build pervious (porous) concrete pathways around the park that allow water to drain through the path. Pervious pathways help keep water from further burdening the sewer system by allowing the water to drain back into the ground. As it drains, the water also becomes cleaner.

The Greenwood Boys and Girls Club is directly across the street from Greenwood Park, and has been very supportive of the project, particularly since many children live in large new low-income housing developments one block from the new park, with no significant area to play at the housing site. The Denise Hunt Townhomes and the Low Income Housing Institute have shown their support for the park by donating \$2,000 to the project. The program coordinator for the Townhomes wrote, "We are proud to be a part of this neighborhood, and so very fortunate to have people like you who care enough to promote our needs as a community."

- E. The Greenwood Park project is identified in Section D, Parks and Open Space, in the Greenwood/Phinney Neighborhood Plan. It is also referenced in the Seattle Parks and Recreation Plan 2000. A park master plan was prepared in cooperation with the Friends of Greenwood Park (FOGP –<http://www.greenwood-park.org>).

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. As detailed elsewhere in this application, Friends of Greenwood Park has been very successful in planning and fundraising for the park and also assist in its ongoing maintenance.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$100,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL:

**Allowable acquisition costs (Ordinance 13717): 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 property value was established by an MAI appraisal.

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$213,000
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)	\$213,000

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	November 2008	\$113,000
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		\$113,000
Unidentified Remaining Match Need		

Unidentified remaining match need

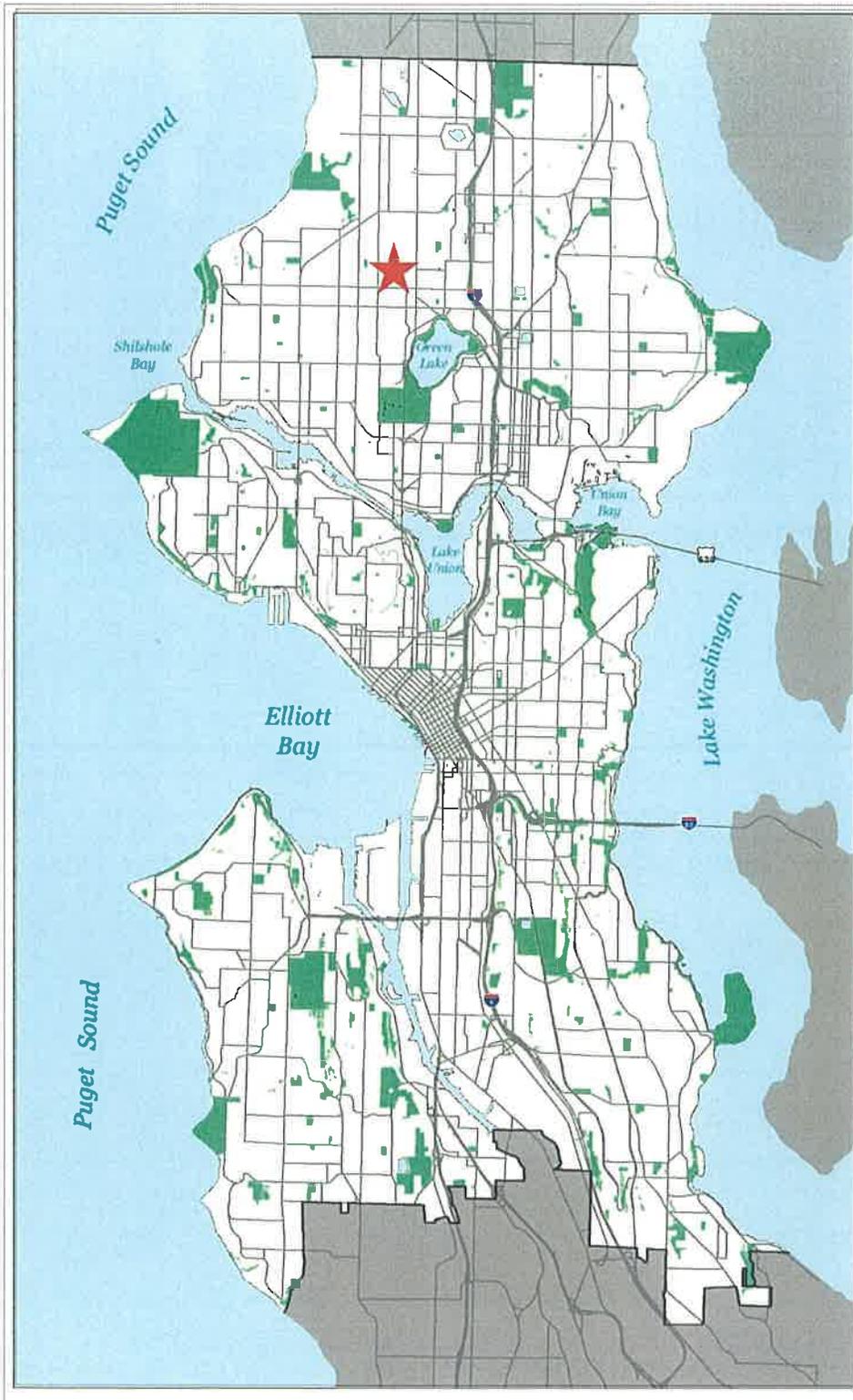
Please discuss briefly how the unidentified remaining match need above will be met: not applicable

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
see earlier discussions of Additional Factors and Stewardship & Maintenance	none claimed		
TOTAL	none claimed		

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.



LEGEND

-  Proposed Acquisition
-  City Parks



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 Map date: April 9, 2009



Legend

- Target Facility
- Park Boundary
- Field Boundary

Aerial Imagery: 2010

Greenwood Park

65 0

Feet

1 inch = 87 feet



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Map date: May 21, 2010