



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Morgan Junction Park Addition

Applicant Jurisdiction(s): City of Seattle

Open Space System: Morgan Junction Urban Village

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

Acquisition Project Size: 0.28 acre

(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$700,000

(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, 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 expand Morgan Junction Park by acquiring the property to the north. The City was awarded \$500,000 in 2013 CFT funding with an expectation that we would come back for additional funding when a deal had been negotiated. The City is requesting an additional \$700,000 in CFT proceeds to purchase the site.

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 Morgan Junction Urban Village is on the list for the acquisition of a

neighborhood park; no site was specified.

Seattle Parks and Recreation acquired a small park property within the Urban Village Boundary in 2006 as part of the Pro-Parks Levy, however the area is still underserved. Rather than acquire property for another neighborhood park, Seattle Parks and Recreation has decided to expand the existing park by acquiring the property to the north. The reasons for expanding the existing park at two-fold: 1) it will expand the utility of the small existing park; and 2) the expanded park will incur less additional M&O than a new park.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- | | |
|--|---|
| <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 acquisition of the adjacent property and subsequent completion of park development will significantly enhance the functionality of Morgan Junction Park by more than doubling the size and augmenting the elements constructed in the first phase of park development.

H. To paraphrase a recent report on Seattle's Comprehensive Plan, the Seattle approach to growth management attempts to balance two ideas. "One is that the City will continue to grow... the second is that the City should manage this growth... in a way that will allow future generations to prosper."

The Comprehensive Plan 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 of a mile of residents" in Urban Villages.

The Morgan Junction Residential Urban Village remains significantly deficient in parks and open space available to its residents and workers. The acquisition of the adjacent parcel will increase the functionality of the park for these residents and workers beyond the relatively modest increase in park area. In addition it will bring the total park size over 10,000 sf and thus officially fill a gap in our park system.

2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please mark all criteria that apply and 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. Multifamily zoning and housing starts have put pressure on owners of vacant or underdeveloped parcels to sell, threatening the loss of unassembled properties that might serve as park sites. The current owner wants to sell the property and if the City does not acquire it now it will be developed into multi-family housing.
- C. The City and the owner have finally come to an agreement in principal. Many of the details still need to be worked out, we have come to an agreement about property value and clean-up costs of the property (former gas station and current dry cleaner).
- D. Representatives of the Morgan Junction Community Association worked with Seattle Parks with the original acquisition and have formed a "friends of Morgan Junction Parks group in support of parks and open space in the urban village.
- E. The Morgan Junction neighborhood plan, recognized by City Council Resolution 29917, includes the following language that supports park site acquisition:

"The Morgan Planning Area and Urban Village do not meet the goals for a residential urban village set forth in the 1994 Seattle Comprehensive Plan and the 1993 Parks and Recreation Comprehensive Plan. These goals stipulate a minimum of 1/3 acre of open space per 100 residents, accessible open space for neighborhood parks and/or village commons, and a community garden. Thus it was a high priority of the Parks and Open Space Committee to meet these goals by developing a strategy to provide additional "Breathing Room" in the Morgan Junction neighborhood, particularly in the business district and in residential area where open space is lacking."

Goal 1: "Pursue future open space acquisition through purchase, donation, or land trade to provide additional 'Breathing Room' in the Morgan Junction neighborhood."

Policy 1.1: "Achieve 1994 Seattle Comprehensive Plan and 1993 Department of Parks and Recreation Comprehensive Plan goals for a residential urban village, including a minimum of 1/3 acre of open space per 100 residents..."

Policy 1.2: "Provide additional open space within the Morgan Junction business district."

Policy 1.3: "Add open space to residential areas of the neighborhood that currently lack green space or 'breathing room.'"

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 noted in 2 (D) above, the Morgan Junction Community Association is interested in increasing open space in the Morgan Junction Urban Village.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$700,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^aAllowable CFT 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.

^bKing County projects only, if applicable.

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

MAI Appraisal

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$2,400,000
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)	\$2,400,000

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)
Parks & Green Spaces Levy, Neighborhood park acquisition subcategory		\$1,200,000
Total CFT Funds Previously Received <i>This Project</i>		\$500,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$1,700,000
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.

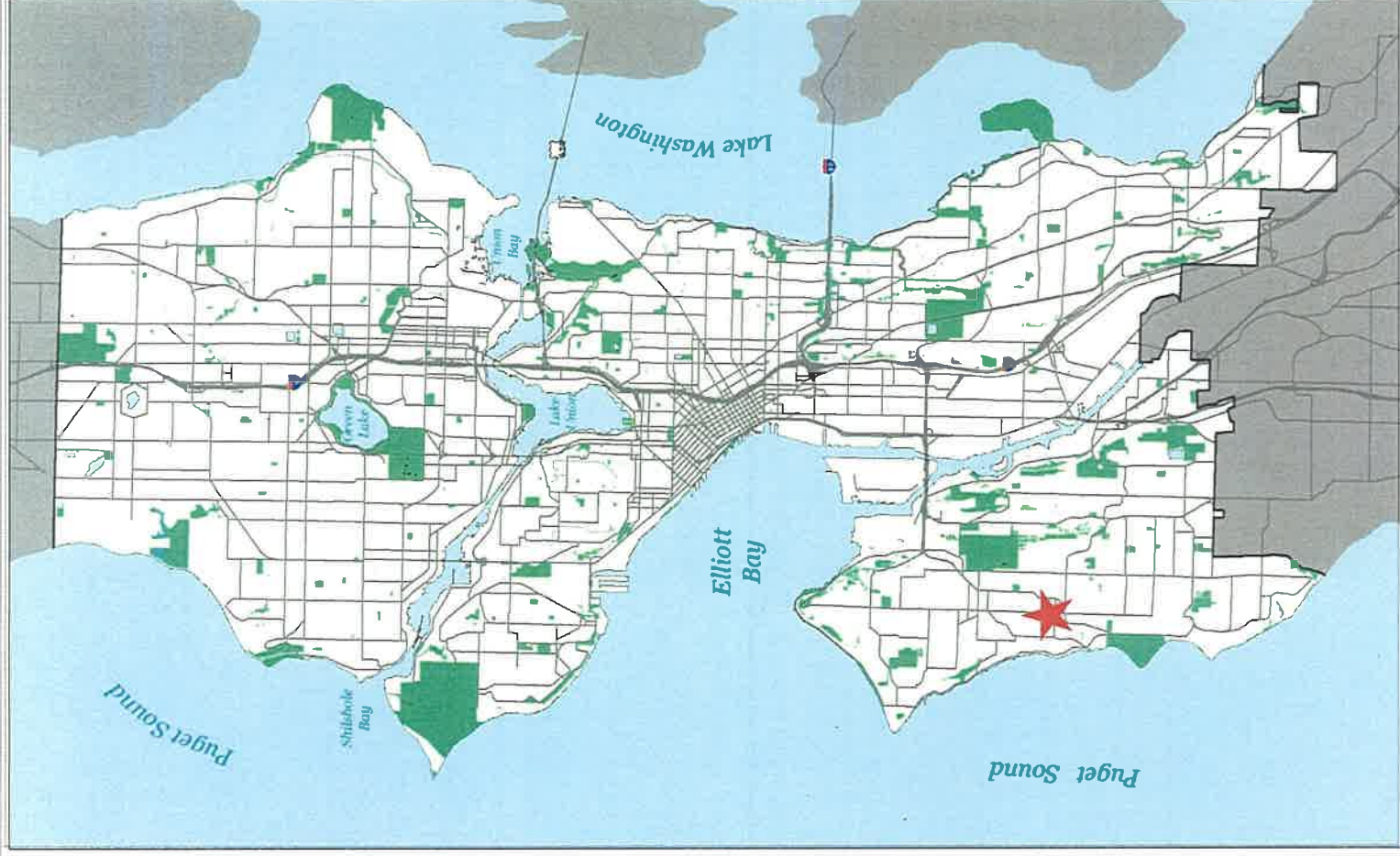
None

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 Stewardship and 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*)

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LEGEND

- ★ Proposed Acquisition
- City Parks



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Map date: April 9, 2008

Morgan Junction
Park



Legend

-  Target Property
-  Parks Boundary
-  Parcel Boundary



1 inch = 150 feet

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Orthophoto source:
Pictometry, Spring 2009
Map date: March 6, 2012