



King County

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Roosevelt Urban Village Park

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. 0.25 acre **CFT Application Amount:** \$1,000,000
(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, 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 a new neighborhood park in the Roosevelt Urban Village. The City is hereby requesting \$1,000,000 in CFT proceeds for the acquisition.

Background: The City's urban villages are targeted to take the bulk of the population growth in the City. The City recently up-zoned a portion of the Roosevelt Urban Village in proximity to the future light rail station, which has generated a greater need for park space. The City has been authorized to collect significant fines for violations of the City's Housing and Building Maintenance Code in the area and plans on using those funds to match any CFT awards for the acquisition of a new neighborhood park.

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
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs



C. Roosevelt High School, built in 1921-22, is a major scenic attraction for the Roosevelt neighborhood. Acquisition of the preferred site would preserve and enhance the view of the High School from the NE 65th Street corridor.

E. The proposed property acquisition would preserve a view of the City Landmarked Roosevelt High School from NE 65th Street. The community has emphasized that preservation of this view is a very high priority.



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

Currently, the Roosevelt Residential Urban Village has a deficiency in its supply of usable open space and residents' access to it. This deficiency is noted in the "2011 Development Plan" (<http://www.seattle.gov/parks/Publications/DevelopmentPlan.htm>), which has a section focusing on the gaps in our park system and the needs of residential populations. When considering parks that are 1/8 mile from village locations, open space gaps appear in most of the urban village, especially for residents living along the NE 65th street corridor.

The City has selected a preferred property for the new neighborhood park, however, there is no guarantee that we will prevail in our attempt to acquire it through credit bidding at the auction of the property. In the event that we are unsuccessful in our attempt to acquire the property, we may come back to the committee with an alternate property.

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 Roosevelt Urban Village is seeing a development boom, with over 2000 units currently in the pipeline. Much of the area has recently been up-zoned (map to left), which has fueled the boom, and developers are buying up all the underutilized properties.



C. The Sisleys own over 50 properties in the area around the Roosevelt High School (map to left), many of them vacant or improved with rundown structures. Most of the properties are currently under a 99 year lease to Roosevelt Development Group (RDG), who has plans to redevelop most of them in line with the new zoning. Meanwhile the Sisleys owe the City significant fines for violations of the City's Housing and Building Maintenance Code and the City is authorized to collect those fines by forcing the sale of one or more of their properties. The City intends to credit bid on one of the properties and acquire it in fee interest for the park. Alternately, the City may use the proceeds from the sale of a property to acquire a different property.

- D. The Roosevelt Urban Village has a very active community council, the Roosevelt Neighborhood Association. Representatives, who have been intimately involved in the land-use issues in the area. The community has long advocated for a park in front of Roosevelt High School as a way of protecting their coveted view of the landmarked building and is very supportive of the current proposal.
- E. The need for additional parks and open space in the Roosevelt Residential Urban Village is documented in the Seattle Parks' 2011 Development Plan. The need is also identified in the Roosevelt Neighborhood Plan, which says "creating new Roosevelt open spaces in conjunction with large developments - including a central "Town Square" open space – are the key open space objectives."

Resolution 31347, companion legislation for Council Bill 117379, which revised land use regulations in the Roosevelt Residential Urban Village in order to spur redevelopment and increase community vitality, declared the City of Seattle's intent to promote and enhance the livability of the Roosevelt Residential Urban Village by implementing initiatives that complement changes to land use regulations (such as green streets, design guidelines, etc.). The proposed neighborhood park complements the proposed initiatives by being adjacent to a proposed green street/festival street.

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 City is in the process of getting authority to collect on additional judgments against the Sisleys. These additional judgments, if received, would be used to develop and steward the property.

Alternatively, in August 2014, the City will put the formation of a Metropolitan Park District (MPD) on the ballot. If approved, the MPD could provide development and stewardship funding for the property.

When the property is developed it will be stewarded and maintained by the Seattle Parks and Recreation. The Roosevelt Neighborhood Association is interested in increasing open space in the Roosevelt Urban Village and would likely help maintain the property.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$1,000,000
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 minimum desired size for a neighborhood park site in an urban village is a quarter of an acre. The land value has been estimated (by an appraiser) based on comparable sales. The estimate is subject to an appraisal of the site that is ultimately selected.

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

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)
Seattle General Fund	June 2014	\$ 1,000,000
Total CFT Funds Previously Received <i>This Project</i>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$ 1,000,000
Unidentified Remaining Match Need		\$ 0

Unidentified remaining match need

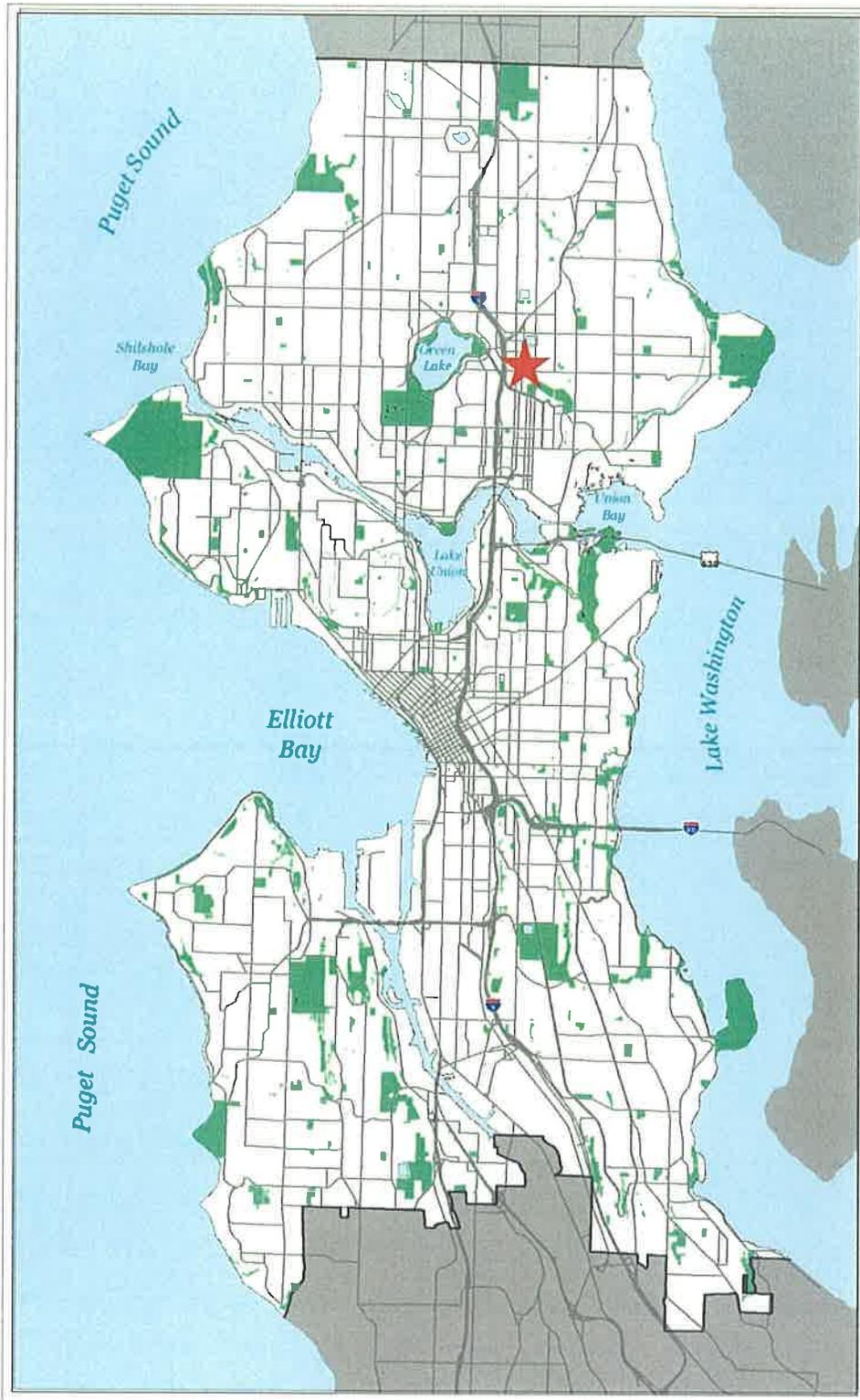
Please discuss briefly how the unidentified remaining match need above will be met:

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			

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*)



LEGEND

- ★ Proposed Acquisition
- City Parks

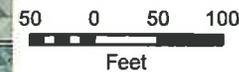


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 Map date: April 9, 2006

Roosevelt

Legend

-  Target Property
-  King County Parcel



1 inch = 150 feet

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Orthophoto source:
Pictometry, June 2012
Map date: January 12, 2010

