



King County

**CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: First Hill Neighborhood Park

Applicant Jurisdiction(s): City of Seattle

Open Space System: First Hill Urban Center Village

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

Acquisition Project Size: approx. 0.5 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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Title: Acquisition Planner **Fax** 206-233-7038

Address: Property & Acquisition Services **Email** chip.nevins@seattle.gov

Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337 **Date** March 18, 2015

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 property, in partnership with the Plymouth Housing Group, in the First Hill Urban Center Village. The project will combine a public park with senior housing. The targeted property is a .5-acre property owned by Sound Transit. The City is requesting \$1,000,000 in CFT proceeds to purchase the park portion of the property.

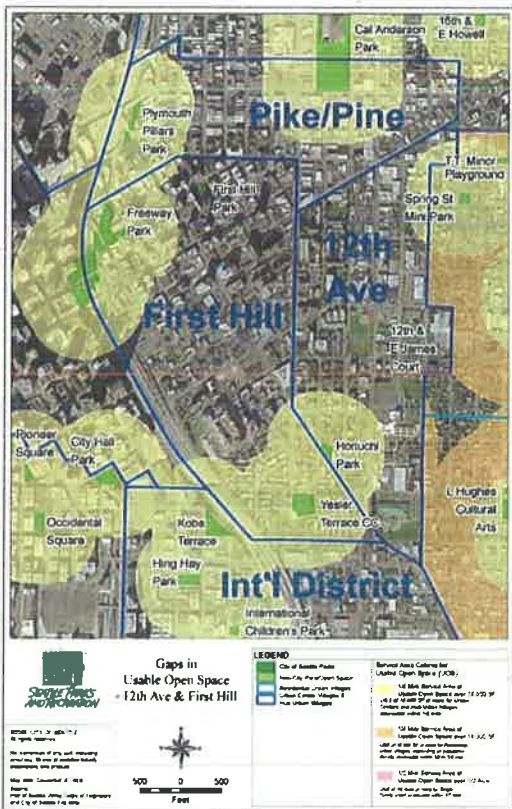
Background:

Situated on the heights east of I-5 and overlooking downtown, the First Hill community is one of the five designated "Urban Center Villages" that comprise Seattle's "Downtown Urban Center." A lengthy park planning process concluded that the primary need is for a number of smaller spaces strategically located throughout the neighborhood and linked by convenient pedestrian routes.

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



H. The Seattle Comprehensive Plan allocates the “lion’s share of the City’s expected new growth” to the designated “urban villages,” including the First Hill urban center village. First Hill is targeted for approximately 1,200 new dwelling units (net) by 2024, bringing the area’s total number of dwelling units to 7,220. The number of jobs in the area will grow by roughly 2,000 over the next 10 years, for a total employment base of 24,020. 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 to a quarter of a mile of residents in Residential urban villages.

Currently, the First Hill urban center village has a deficiency in its supply of usable open space and residents’ access to it. This deficiency is noted in the Seattle Parks and Recreation 2011 Development Plan: Appendix B “Updated Gap Report”, (<http://www.seattle.gov/parks/Publications/DevelopmentPlan.htm>) which focuses on the needs of residential populations and states:

“When considering parks that are 1/8 mile from village locations, open space gaps appear in most of the urban village.”

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 threat of losing potential park sites is very high due to intense competition from private developers and institutions for parking lots and underdeveloped properties on First Hill. Several sites that Parks has sought to acquire in the community have been lost to competing purchasers unconstrained by the necessity to limit their offers to MAI appraisals of current fair market value.
- C. The property is owned by Sound Transit and will be surplus later this year. The community has been pressuring Sound Transit to work with the Plymouth Housing Group and Seattle Parks to allow for the combination of low-income housing and public park space. Recently the Seattle Mayor and City Council sent a letter to Sound Transit with a similar request, that the property be developed consistent with the FTA's designated Transit Oriented Development requirements and designed to make green space available to those who work and live on First Hill.
- D. The partnership with Plymouth Housing Group provides a unique opportunity to collocate homeless senior housing and public open space, thus fulfilling the missions of both organizations. The Plymouth Housing Group works to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing homeless adults with opportunities to stabilize and improve their lives. Seattle Parks and Recreation's mission is to work with all citizens to be good stewards of our environment, and to provide safe and welcoming opportunities to play, learn, contemplate, and build community. In addition, the First Hill Urban Center Village has a very active community group, the First Hill Improvement Association, who has been heavily involved in the search for park space on First Hill and will be very active in the development and stewardship of this property.
- E. Yes –in 2005 working with local stakeholders, Seattle Parks and Recreation prepared the First Hill Urban Center Park Plan. Among the principal findings was “the need for a number of smaller spaces strategically located throughout the neighborhood and linked by convenient pedestrian routes.” In 2014, the City updated that plan with the development of the First Hill Public Realm Action Plan, which looked at both acquisition opportunities as well as utilization of excess right-of-way to make a system of public spaces through the First Hill neighborhood. The proposed acquisition is located within a gap and is consistent with both of those plans.

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 portion of the property acquired for a new park or open space will be developed by Seattle Parks and Recreation. It will be maintained by Seattle Parks in partnership with the Plymouth Housing Group, who will have 24 hour security on site. The First Hill Improvement Association, a coalition of neighborhood groups, has been active in its advocacy for additional parks and open space in the community, as well as for improvements to facilities including Freeway Park. It and its constituent groups are anticipated to take active roles in stewarding this new neighborhood park.

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: Property value was estimated by looking at comparable sales, which indicate a value of ~\$400/sf for property in First Hill. Once the final size of the park portion is determined, the property will be appraised by independent contract MAI appraiser

| 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) |
|---|--|---|
| 2008 Parks and Green Spaces Levy | November 2008 | \$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

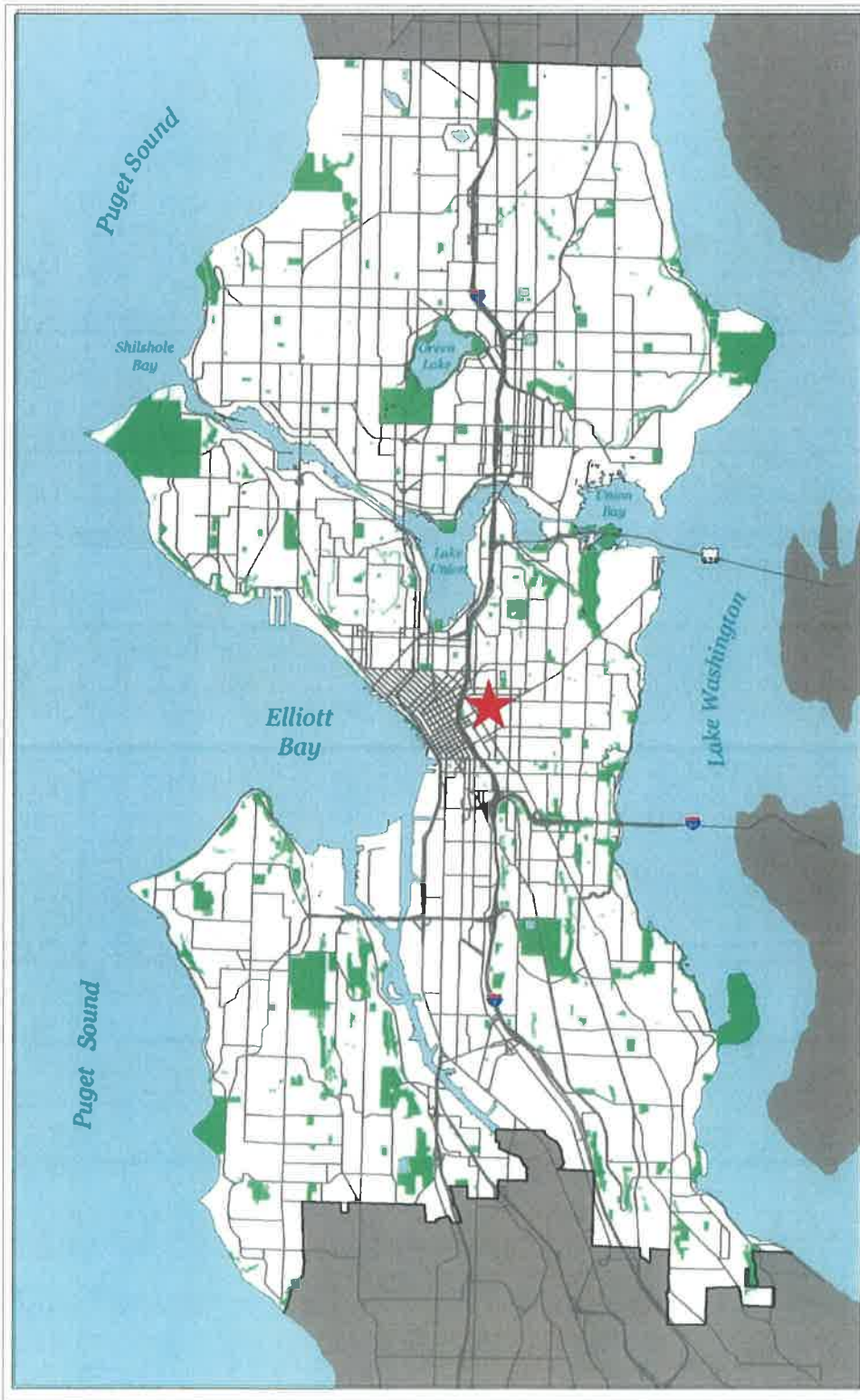
Please discuss briefly how the unidentified remaining match need above will be met:

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 | | | |

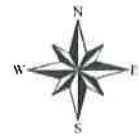
6. ATTACHED MAPS (*Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo*)



First Hill

LEGEND

- ★ Proposed Acquisition
- City Parks



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

Map date: April 9, 2009

First Hill Neighborhood Park

Legend

- Target Property
- Park Boundary
- Parcel Boundary

