



King County

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Greenwood/Phinney Ridge Neighborhood Park Addition

Applicant Jurisdiction(s): City of Seattle

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

Acquisition Project Size: approx. 0.25 acre CFT Application Amount: \$800,000
(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

Contact Name: Chip Nevins Phone 206-233-3879

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 double the size of the new neighborhood park in the Greenwood/Phinney Ridge Residential Urban Village. The City is hereby requesting \$950,000 in CFT proceeds to match the base funding provided by the 2008 Parks and Green Space Levy's Neighborhood Park acquisition program.

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; Greenwood/Phinney Ridge Urban Village is on that

list. The City acquired the property at 8100 Greenwood Avenue North in 2012 for the 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
- H. Passive recreation opportunity/unmet needs

G. The property is adjacent to the new neighborhood park acquisition at 8100 Greenwood Avenue North. The property will double the size of the future park and improve its utility by providing more room for a variety of neighborhood activities. Development of the new park is being funded by the Metropolitan Park District and is expected to begin around 2018.



H. The Seattle Comprehensive Plan allocates the "lion's share of the City's expected new growth" to the designated "urban villages," including the Greenwood-Phinney Ridge 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 Greenwood-Phinney Ridge Residential Urban Village has a deficiency in its supply of usable open space and residents' access to it. This deficiency is noted in 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, especially for residents living on either side of Greenwood Avenue North between Northwest 65th and Northwest 85th streets.

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 Greenwood corridor, which is a commercial core, has seen the development of many new condominium buildings within the past few years. The area is zoned for a combination of mixed-use development and neighborhood commercial. Like much of the City, the recent wave of development has left few vacant or underutilized sites within this corridor.
- C. The owner contacted the City with the intent of selling his property to the City in order to expand the adjacent park. The City is currently appraising the property and intends to acquire fee interest.
- D. The Greenwood-Phinney Ridge Urban Village has two very active community councils. For the acquisition of the original park site, representatives from the two groups walked the neighborhood together looking for properties that met their respective needs. Both the Greenwood Community Council and the Phinney Ridge Community Council will be very active in the development and stewardship of this property. In addition, the Phinney Neighborhood Association, a non-profit community organization founded in 1980 by Phinney neighbors to build community, provides and promotes programs, services and activities aimed at encouraging connections between neighbors and fostering civic involvement in our diverse community and would be a partner in this endeavor.
- E. The need for additional parks and open space in the Greenwood-Phinney Ridge Residential Urban Village is documented in the Seattle Parks and Recreation 2011 Development Plan: Appendix B Gap Analysis Update. The need is also identified in the Greenwood/Phinney Neighborhood Plan, which says "identify and acquire park properties to create a balanced local park system." The property coincides with the areas identified in the plan for new parks.

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 new Neighborhood park will be stewarded and maintained by the Seattle Parks and Recreation. Two active community groups are advocating for Parks purchase of property and are willing to work with Parks on the care of the park.

The park would very likely become part of Seattle's Adopt-A-Park program.

4. PROJECT BUDGET

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1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$800,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

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 City acquired the adjacent property in 2012 for \$1.5M. The subject property is slightly larger and the market has increased since that time. The land value has been estimated based on comparable sales. The estimate is subject to an appraisal, which is underway.

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$1.6M
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)	\$1.6M

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
2008 Parks and Green Spaces Levy Neighborhood Park Category	November 2008	\$ 800,000
Total Matching Funds Currently Identified		\$800,000
<i>Unidentified Remaining Match Need:</i>		none

Unidentified remaining match need

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

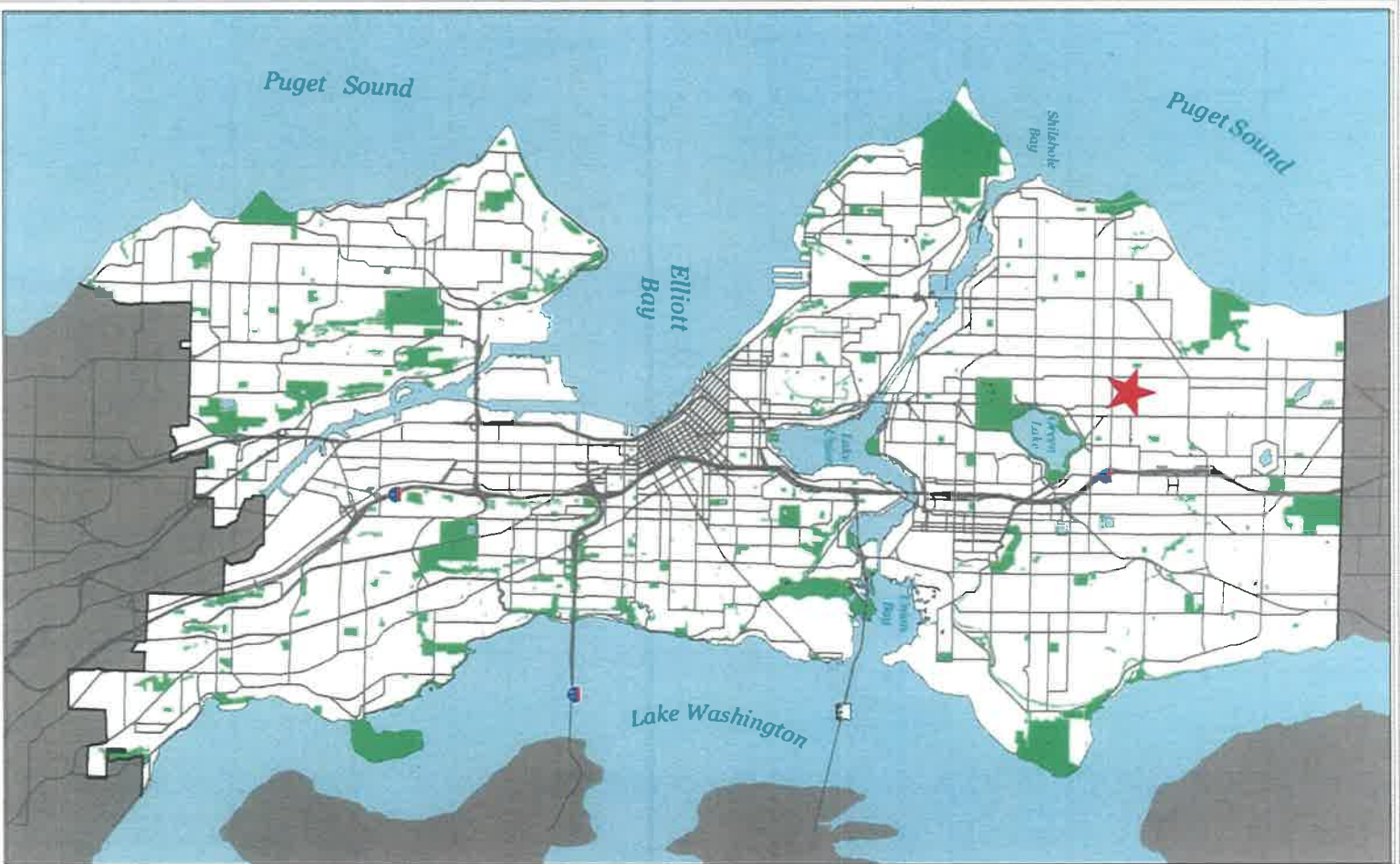
not applicable

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*)

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.



**Greenwood-Phinney
Park Addition**

LEGEND

-  Proposed Acquisition
-  City Parks



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 Map date: April 9, 2009



Greenwood-Phinney RUV

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

Orthophoto source:
Walker and Assoc., 2015
Map date: February 26, 2015

File: v:\Project\NorthGreenwood-Phinney RUV\Ortho (P-arial a).mxd



Legend

- Target Property
- Parcels
- Park Boundary

