



**King County**

K.C. Date Received \_\_\_\_\_

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

**PROJECT NAME:** North Rainier Town Center Park

**Applicant Jurisdiction(s):** City of Seattle

**Open Space System:** North Rainier Urban Village  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

**Acquisition Project Size:** ~0.25 acre **CFT Application Amount:** \$300,000  
*(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 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:



**Goal:** The goal of this project is to acquire a town center park in the North Rainier Hub Urban Village near the Sound Transit station. The City is requesting \$300,000 in CFT proceeds to match other City funding.

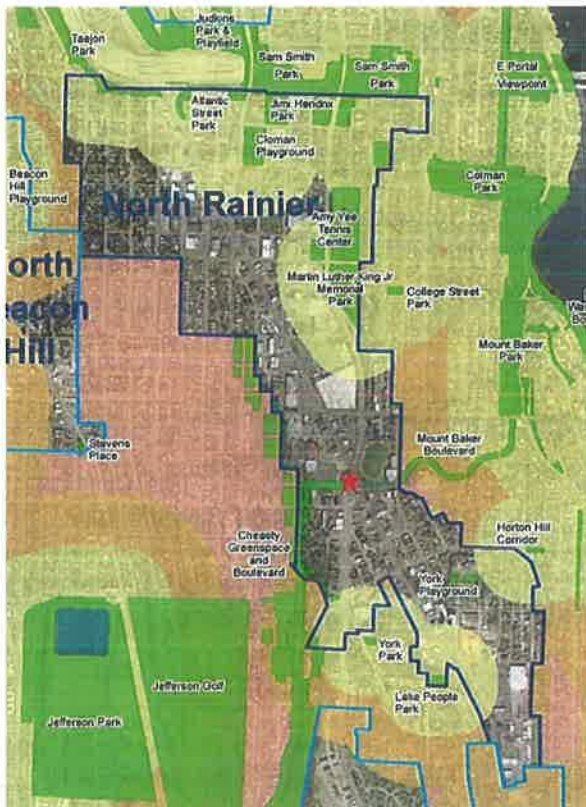
**Background:** The City's 2008 Parks and Green Spaces Levy identified 20 urban villages throughout the City where over 1/2 of the urban village was not served by a neighborhood park. The North Rainier Urban Village is on the list for the acquisition of a neighborhood park. Seattle Parks is currently acquiring a neighborhood park

at the south end of the urban village. In addition, Seattle Parks is working with the community to identify opportunities for a town center park near the station.

# 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.

- 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 North Rainier Hub 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 Hub urban villages.

Currently, the North Rainier Urban 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. The area around the Sound Transit station was recently zoned for higher density, making the current deficit more acute.

As noted earlier, Seattle Parks and Recreation has begun working with the community to identify opportunities in the area for a new town center park.

## 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. The North Rainier Urban Village is located in the Rainier Valley in Southeast Seattle. Sound Transit's Mt. Baker station is in the middle of the urban village. The Sound Transit station has spawned an upzone of the area and a significant increase in development interest. Because of the increased interest in the area, there is more competition for acquisition of vacant and under developed properties.
- C. The City has not contacted any property owners yet, but intends to acquire fee interest in the property.
- D. There are a couple of projects/partnerships involved in the North Rainier UV: SDOT is working on the Accessible Mount Baker project to identify near-term access and safety improvements for the community near the Mount Baker light rail transit station and the intersection of Martin Luther King Jr. Way and Rainer Ave. The Friends of Mount Baker Town Center, a stakeholders group representing a number of organizations, are working for community-based solutions to bridge gaps in open space and pedestrian friendly travel in a new Town Center.
- E. The need for additional parks and open space in the North Rainier Urban Village is documented in the Seattle Parks and Recreation 2011 Development Plan: Appendix B "Updated Gap Report". The need is also identified in the North Rainier 2010 Neighborhood Plan update, which says "Pursue the potential for acquiring new parks space within the urban village through the Parks and Green Spaces Levy funds for Neighborhood Park Acquisition."

### 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?*

When the acquired property is developed, it will be maintained by Seattle Parks.

### 4. PROJECT BUDGET

|  |                |
|--|----------------|
| 1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup> | CFT: \$300,000 |
| 2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup> | PEL:           |

<sup>a</sup>Allowable 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.

<sup>b</sup>King 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).*

The property value will be based on a MAI Appraisal

| PROJECT COSTS  | ESTIMATED DOLLAR AMOUNT OR RANGE |
|--|----------------------------------|
| Total property interest value                          | \$600,000+                       |
| Title and appraisal work                               |                                  |
| Closing, fees, taxes                                   |                                  |
| Relocation   |                                  |
| Hazardous waste reports                                |                                  |
| Directly related staff, administration and legal costs |                                  |
| <b>Total Project Costs (CFT and other funds)</b>       | <b>\$600,000+</b>                |

| <b>MATCHING FUNDS: Existing Sources</b><br>(CFT can only provide a maximum of 50% of anticipated project costs) | <b>DATE</b><br>(Expended or Committed) | <b>DOLLAR AMOUNT</b><br>(Expended or Committed) |
|---|--|---|
| Parks & Green Spaces Levy, Neighborhood park acquisition subcategory (or other City funding)                    | November 2008                          | \$300,000                                       |
|   |  |   |
|   |  |   |
| <b>Total CFT Funds Previously Received</b><br><i>This Project</i>   |  |   |
| <b>Total Matching Funds and Past CFT Funds</b><br><i>Currently Identified</i>                                   |  | \$300,000                                       |
| <b>Unidentified Remaining Match Need</b>  |  | \$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.*

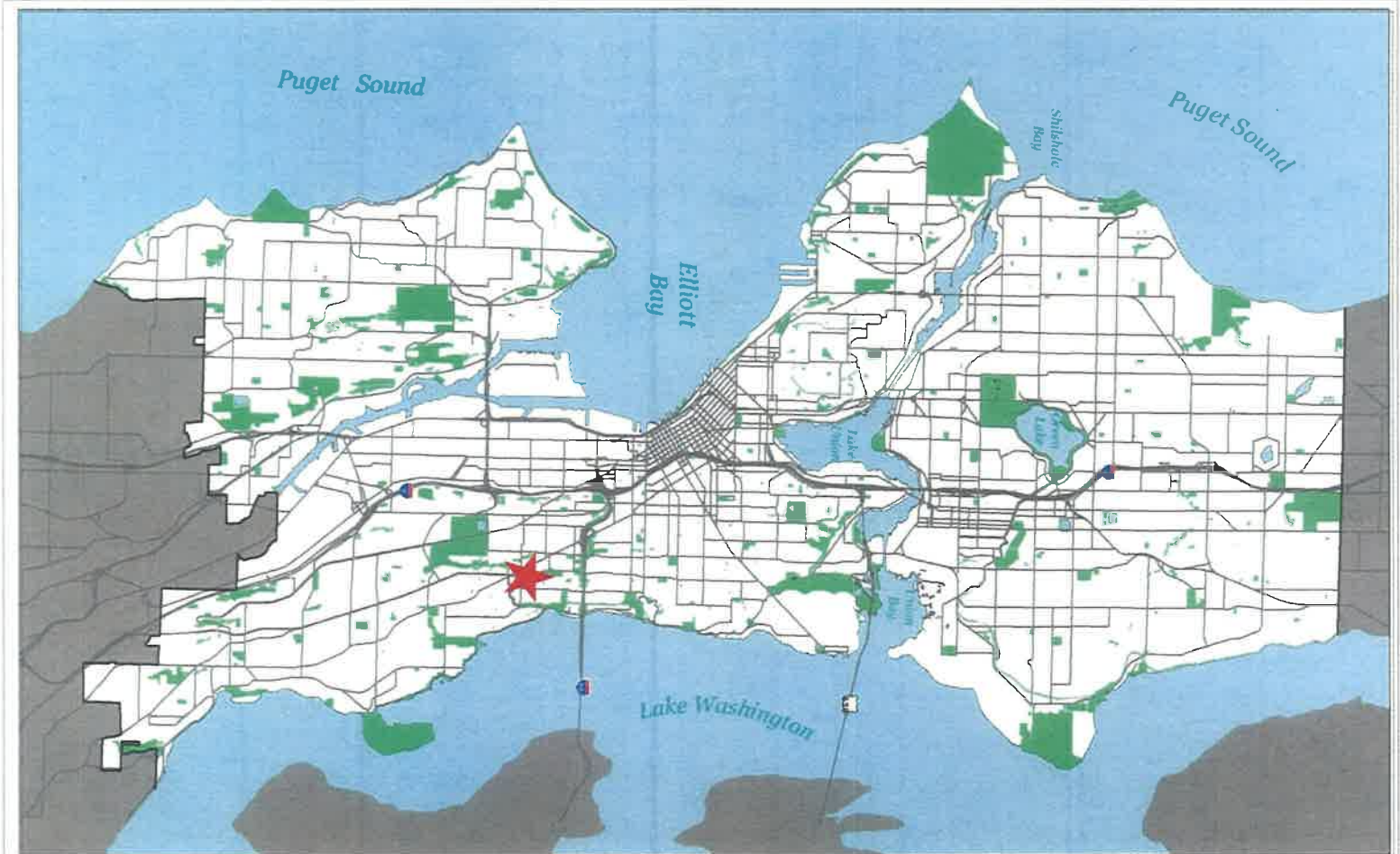
None

#### 5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

| <b>Brief Activity Description</b>                      | <b>Dollar Value of In-kind Contribution</b> | <b>Status</b><br>(Completed or Proposed) | <b>Activity Date Range</b><br>(Completion Date or Proposed Completion Date) |
|--|---|--|---|
| See earlier discussions of Stewardship and Maintenance | None claimed                                |  |   |
|  |   |  |   |
|  |   |  |   |
|  |   |  |   |
| <b>TOTAL</b>   | 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)





North Rainier

**LEGEND**

-  Proposed Acquisition
-  City Parks



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 Map date: April 9, 2009





### North Rainier Target Properties

**Legend**

- Potential Acquisitions
- Park Boundary
- Parcel Boundary



1 inch = 167 feet

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Orthophoto source:  
Pictometry, 2013  
Map date: Feb. 26, 2015

