



King County

## CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

**PROJECT NAME:** Bitter Lake Playfield Addition

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

**Open Space System:** Bitter Lake Playfield

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

**Acquisition Project Size:** 3.5 acres **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 9, 2016

### 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 add 3.5 acres of the adjacent Broadview Thomson school district property to the existing Bitter Lake Playfield in the Bitter lake Hub Urban Village. The City is hereby requesting \$1,000,000 in CFT proceeds as a first installment for the acquisition of the property.

**Background:**

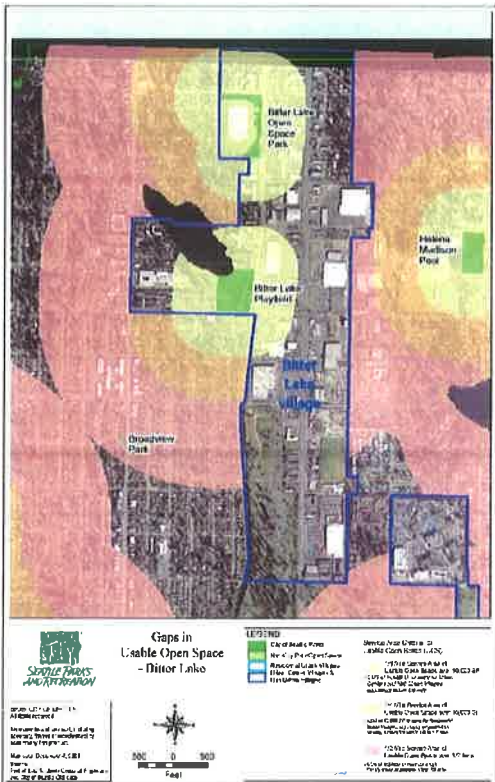
The City's 2008 Parks and Green Spaces Levy identified 20 urban villages throughout the City that had over 1/2 of the urban village not served by a neighborhood park. Bitter Lake Hub Urban Village is on the list, because there are no parks south of NW 130<sup>th</sup> Street. Rather than acquiring a new park property south of 130<sup>th</sup>, the community prioritized acquiring the SSD property to expand Bitter Lake Playfield. As currently developed, Bitter Lake Playfield is geared towards the needs of active recreation. The addition of the SSD property would provide a passive component to the park, one that is in demand by the many seniors living in the neighborhood.

# 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 Bitter Lake Playfield and will add 3.5 acres of passive recreation to a predominately active park. The property is currently viewed as part of the park, but is owned by SSD.



H. The Seattle Comprehensive Plan allocates the "lion's share of the City's expected new growth" to the designated "Hub urban center villages," including the Bitter Lake area. 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 of a mile of residents in Hub urban villages.

Currently, the Bitter lake Hub Urban Village has a significant deficiency in its supply of usable open space and residents' access to it. This deficiency is noted in the "Assessment of Gaps in Seattle's Open Space Network"

## 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 property is owned by SSD as part of the Broadview Thomson School. Although the property is currently being used as a de facto park, it could be developed into 17 single-family houses. Unless the City acquires the property, there is always a chance that SSD will realize that it is sitting on a large asset that they don't need any more and will move to sell it.

C. The City has negotiated with SSD numerous times over the past 2 decades to acquire the property with unsuccessful results. However, SSD has indicated a new willingness to talk about the acquisition and the City needs to begin identifying funding for when the sale becomes a reality. The City intends to acquire fee interest in the property.

- D. The Broadview Community Council has been very engaged in open space issues and the potential acquisition of the SSD property. When the City first started looking for park sites in the Bitter Lake Hub Urban Village, representatives from the City and the Community Council walked the neighborhood together looking for properties that met our respective needs. The Community Council will remain active in the development and stewardship of this property.
- E. Acquisition of SSD property has been a priority for the community for decades and is identified in several plans, dating back to the 1999 neighborhood plan which states: "*The City will negotiate with the Seattle School District to purchase or to otherwise ensure that Bitter Lake Park will remain in use in perpetuity as public open green space for adult and children's recreational use.*" The 2012 update of the plan states: "*Acquire a portion of the Thomson K-8 School District property next to Bitter Lake for public open space.*"

### 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 park is developed, it will be maintained by the Parks Department.

Broadview Community Council has been very active in the vision for this park. This park addition will undoubtedly become part of Seattle's Adopt-A-Park program.

### 4. PROJECT BUDGET

<b>TOTAL CFT APPLICATION AMOUNT*</b>	<b>\$1,000,000</b>
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*\*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:** estimate is based on 2011 appraisal. Final price subject to a new appraisal by independent contract MAI appraiser

<b>ESTIMATED PROJECT COSTS (dollars)</b>	<b>(a range may be included)</b>
Total property interest value	\$4M - \$5M
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>\$4M - \$5M</b>

<b>MATCHING FUNDS SOURCES</b>	<b>Date Expended or Committed</b>	<b>Match Funds Expended or Committed (Amount)</b>
Metropolitan Park District Acquisition Funds	August 2014	\$ 1,000,000
<b>Total Matching Funds Currently Identified</b>		
<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**

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status (Completed, or Proposed in future?)</b>	<b>Activity Date Range (When was activity completed? or, date proposed in future)</b>
see earlier discussions of Additional Factors and Stewardship & Maintenance	none claimed		
<b>TOTAL</b>			

**6. ATTACHED MAPS**



**Bitter Lake  
Playfield Addition**

**LEGEND**

- ★ Proposed Acquisition
- City Parks



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Map date April 9, 2009

### Bitter Lake Playfield Addition



**Legend**

-  Target
-  Park Boundary
-  Parcel Boundary



125 0  
Feet  
1 inch = 200 feet

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Orthophoto source  
Pictometry Spring 2013  
Map date 3/3/2016