



King County

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

PROJECT NAME: Lake City Urban Village Park Addition

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: 0.33 acre **CFT Application Amount:** \$1,200,000
(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)

Blurring the Lines



Goal:

The goal of this project is to double the size of the new neighborhood park in the Lake City Hub Urban Village. The City is hereby requesting \$1,200,000 in CFT proceeds to match the base funding provided by the Metropolitan Park District Acquisition program.

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. Lake City was on the list, because there are no parks east of Lake City Way. The City acquired the property at 12510 33rd Avenue NE as the new neighborhood park in 2010. Meanwhile SHA redeveloped the adjacent housing and incorporated the future park into their redesign. In 2013 the property just to the south got permits to build a 6 story congregate housing project that would shade out much of the park. The utility of the park would be greatly enhanced if this site could be acquired.

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.

- | | |
|--|---|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor |
| addition | |
| <input type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

G. The property is adjacent to the new neighborhood park acquisition at 12510 33rd Avenue NE. The property will more than double the size of the future park and improve its utility by providing more room for a variety of neighborhood activities and preventing severe shading by the proposed development. 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 center villages," including the Lake City 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 Lake City 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" (http://www.cityofseattle.net/parks/open_spaces/gap_analysis_report.htm), which focuses on the needs of residential populations and states:

The newly expanded and renovated Albert Davis Park and Lake City Playground, which has also been recently improved, provide sufficient open space to areas west of Lake City Way. However, about half of the Lake City Hub Urban Village, specifically locations east of Lake City Way is farther than 1/8 mile from Village Open Space.

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 33rd Avenue area is part of the Lake City "Hub urban village", an area in transition. The area is zoned for a combination of mixed-use development as well as for commercial use. There are several newly completed, active and proposed redevelopment projects in this corridor. The proposed park addition is currently a vacant property with permits to build a 6 story congregate housing project. This is the last chance to acquire this property and develop a large, sunny neighborhood park in this area.

C. The City is currently negotiating with the owner and is preparing to make an offer in the next few weeks. The City intends to acquire fee interest in the property.

D. The 33rd Vision Group has been very active in creating a vision for this part of the Lake City Urban Village. The group hired a planning consultant to develop a design plan for 33rd Ave NE, and has been working with Seattle Dept. of Transportation, Seattle Public Utilities, and Seattle Housing Authority to implement the plan.

Seattle Housing Authority redeveloped their family housing project to the north of this site with the idea of integrating their play area into the new neighborhood park.

E. The Greater Lake City Neighborhood Plan and the Lake City Neighborhood Design Guidelines both outline actions to make this a "green street" and a safe pedestrian corridor for a diversity of residents including immigrants, seniors and those with various disabilities who live nearby and will live here in the future if the Seattle Comprehensive Plan population goal of a 2,820 increase is met.

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.

The 33rd Avenue Vision Group and Seattle Housing Authority are very active in the vision for this park. This new park will undoubtedly become part of Seattle's Adopt-A-Park program.

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$1,200,000
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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: Appraisal by independent contract MAI appraiser

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$2,400,000
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)	\$2,400,000

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
Metropolitan Park District Acquisition Funds	August 2014	\$ 1,200,000
Total Matching Funds Currently Identified		
<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)
TOTAL			

6. ATTACHED MAPS



**Lake City
Neighborhood Park**

LEGEND

- ★ Proposed Acquisition
- City Parks



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Map date: April 9, 2009



Lake City Hub Urban Village

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Orthophoto source:
Walker and Assoc., March 2013
Map date: February 2016



Legend

- Target
- Parcels
- Parks



1 inch = 100 feet

