CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

Project Name: Bitter Lake Urban Village Park

Applicant Jurisdiction: City of Seattle

If applicable, Open Space System Name: Bitter Lake Urban Village
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 1 Acre
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $500,000
(Dollar amount of CFT award requested)

Total Project Acreage:
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request:
(King County Projects Only: Dollar amount of KC Parks Levy requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:

King County Council District in which project is located¹: Council District 4

CONTACT INFORMATION

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Title: Strategic Advisor- Acquisition Programs
Email: chip.nevins@seattle.gov

Address: 800 Maynard Avenue S
Seattle, WA 98104

Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

Goal: The goal of this project is to acquire a neighborhood park in the Bitter Lake Urban Village. The City is requesting $500,000 in CFT Equity funding as a start towards purchasing the property.

Background:
Bitter Lake played prominent role in Seattle at mid-20th century—when it was not yet officially part of the city. From May 24, 1930 to 1961, it was home to Playland, one of several amusement parks built by the Washington Amusement Company. It was also home to The Canals of Venice, 1,200 feet of darkness that may have been Seattle's most famous makeout spot for two generations, and a 9,600-sf hardwood floor dance pavilion. During the Great Depression, it was home to dance marathons and flagpole sitting contests. Bitter Lake was annexed into the City of Seattle in 1954.

Today Bitter Lake urban village has few public parks; in the City’s 2017 Parks and Open Space Plan, the area is identified as having one of the largest open space gaps in the City with over ½ of the urban village not served by a neighborhood park.
SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

☐ 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
☒ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

H. One of the priorities of the Seattle Parks and Recreation’s 2017 Parks and Open Space Plan Long-term Acquisition Strategy is the acquisition of parkland in the City’s growing Urban Villages with identified gaps.

Bitter Lake Urban Village is a priority for the acquisition of a neighborhood park, because it has one of the largest open space gaps in the City, with over ½ of the Urban Village unserved by a park. In addition, the urban village ranks high in poverty and public health.

I. Bitter Lake has long been a forgotten area of Seattle. The two remaining mobile home parks are located in bitter lake and sidewalks only appeared a few years ago. The area around the Puetz golf course is in the 24th percentile of census tracts for income and the 72nd percentile of census tracts for Hospitalization rates. In addition, according to the City’s 2017 Parks and Open Space Plan, residents in that area do not have access to open space within a 5-minute walk (1/4 mile).
SECTION 3. ADDITIONAL FACTORS

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

☐ A. Educational/interpective opportunity
☒ B. Threat of loss of open space resources
☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
☒ D. 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 Rights (TDR) participation

B. There is a large park gap on the east side of Aurora Avenue in the Bitter Lake Urban village. Landownership in this area is a mix of commercial uses along Aurora and larger underdeveloped properties a block or to the east. As other areas of the City get saturated with new housing, developers have started buying properties in urban villages outside City center including Bitter Lake. As many of these properties are large, the best option for a park in this area is to partner with a developer to incorporate a park with housing.

C. The City has been looking for park space in this part of the urban village for over a decade and has had its eye on this property, but the owners were not ready to sell. The owners have finally decided that it is time to sell and have put the property on the market. Because of the property’s size (7+ acres) and price ($15+M) the City cannot afford to buy it by itself. Forterra, on behalf of the City, has approached the seller to explore acquisition of the property by a coalition of City Departments, non-profits and market rate developers to provide a community-oriented project. The owners are interested in continuing the conversation.

D. The City is exploring a partnership with Forterra NW, Seattle parks and Recreation, Seattle Public Utilities, Seattle Office of Housing and a market rate developer to acquire the Puetz property. The intent is to integrate affordable housing, market rate housing, green stormwater infrastructure and a neighborhood park.

E. Acquisition of a park in this area has been a priority for over a decade. The 2012 update of the Bitter Lake neighborhood plan states:

a. “Work with developers and existing developments to integrate other publicly accessible gathering spaces.”

b. “Continue to identify opportunities (within Parks Gap areas such as those in the Bitter Lake Urban Village) for acquisition and expansion of pocket parks, neighborhood parks, natural area parks, and open spaces.”
SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

   i. Parcels that are Current Funding Targets - i.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3026049100</td>
<td>7.15 acres</td>
<td>CI-65</td>
<td>$8,411,500</td>
<td>$15M - $25M</td>
<td>fee</td>
<td></td>
</tr>
</tbody>
</table>

   ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed): N/A

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc.).

   estimate from comparable sales

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?

   No

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

   The intended future use of the portion of the property to be acquired with CFT funds is passive recreation.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation? Seattle Parks will maintain the park as part of the other properties along this stretch of Thornton Creek.

   The targeted property will be maintained by Seattle parks.

C. What are the biggest challenges you anticipate in managing this site?

   Homeless encampments

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

   No

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)

   CFT will only be used to acquire the portion of the property to be used for a neighborhood park

2 Please explain what the zoning designation means if you don’t think it would be evident to the committee.

3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

**FUNDING REQUEST**

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

**TOTAL CFT PROJECT COSTS**

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$500,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td></td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td></td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match 5</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**FUNDING/MATCH TABLE**

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it. If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$500,000</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MATCH FUNDING SECURED Sources/Status:**

<table>
<thead>
<tr>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?**

<table>
<thead>
<tr>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5 If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.

☐ A. Acquisition can occur in late 2019 or soon thereafter
☐ B. Transaction is highly likely to be successful
☒ C. Match is secured
☒ D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplused. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)
**SUPPLEMENTAL FORM #1: EQUITY/OPPORTUNITY AREA DETERMINATION**

Question 1.

*If a project meets all three of the criteria below, then it qualifies as being in an equity/opportunity area and is eligible for a match waiver if project is recommended for CFT funding. Please indicate “yes” or “no” to each criterion below, and briefly describe how it meets that criterion (e.g., “this site’s census tract is in the 28<sup>th</sup> percentile of census tracts for income”).*

<table>
<thead>
<tr>
<th>Does Project Meet These Criteria?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A. Located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Describe:</strong> this site’s census tract is in the 24&lt;sup&gt;th&lt;/sup&gt; percentile of census tracts for income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1B. Located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Describe:</strong> this site is in the 72&lt;sup&gt;nd&lt;/sup&gt; percentile of census tracts for Hospitalization rates</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1C. For areas within the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within two miles of a residence.</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td><strong>Describe</strong> (noting specifically what is the nearest open space &amp; how far away it is): The western edge of this parcel (panhandle onto Aurora Ave N.) is 0.16 miles from Seattle’s interurban trail. Distance is measured as the crow flies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Note:</strong> Parcels immediately to the east, on the other side of Stone Avenue North (such as parcel 3026049117), are mapped as &quot;Yes&quot; for this criterion, being &gt;1/4 mile from open space.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Instructions**

If you answered “Yes” to all three criteria in Question 1, please skip Question 2 – go on to Questions 3 & 4.

If you answered “No” to one or more of the criteria in Question 1, please answer Questions 2-4.

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**Question 2.**

*If a project does not meet all three of the criteria in Question 1, the CFT Committee may determine that projects qualify as being located in an equity/opportunity area if the project proponent can demonstrate limited open space access as well as other demonstrated hardships. Please share relevant information below.*

2A. OPEN SPACE ACCESS. Do residents living in the area experience disproportionately limited access to public open spaces? (e.g. a freeway, major arterial, or river prevents access to nearby open spaces; the nearest open space is ½ mile away; etc.)

   King County looks at distance to a park as a crow flies. Using that methodology, the western edge of this parcel (panhandle onto Aurora Ave N.) is 0.16 miles from Seattle’s interurban trail. However, Aurora prevents access to the interurban trail. Seattle looks at distance to a park based on walkability (using the street network). Using that analysis, the distance to the nearest park is over ¼ mile and would meet the desired criteria.

2B. INCOME/ECONOMIC INFORMATION. You already reported on income data in Question 1A. Is there additional income information for the immediate area that the committee should consider? (e.g. federal poverty level, rate of utilization of free and reduced price school meals)

2C. HEALTH. You already reported on health data in Question 1B. Is there additional health information for the immediate area that the committee should consider?

2D. SOCIAL/DEMOGRAPHIC. Is there social or demographic information the Committee should consider? (e.g. % of population under 5; racial diversity; average life expectancy; diversity of languages spoken)

2E. Please briefly note any other information the Committee should consider, beyond what you presented above.
Question 3.
Please describe your community engagement and collaboration with community-based organizations and/or members of the community. Please provide at least two letters of support. If you have not engaged in such outreach, please describe your planned community outreach.

The City did extensive community outreach 10 years ago during the 2008 Parks and Green Spaces levy. At that time, there was interest in finding park space in this part of the urban village, but no acquisition opportunities. Before the City commences another round of community outreach, we need to determine the feasibility of this project. If the project is feasible, the City will work with Forterra and the Broadview-Bitter lake Neighborhood Association to plan a broader community outreach.

Question 4.
If the Committee determines that this project does not qualify as being in an equity/opportunity area, the Committee will need to know whether you still want to be awarded CFT funding for up to 50% of project costs, which would require a dollar-for-dollar match.

4A. If you do not qualify for a match waiver, do you want to be considered for a CFT award that would require a dollar-for-dollar match? Mark Yes or No. If you mark no, your project will only be recommended for CFT funding if you qualify for a match waiver.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td></td>
</tr>
</tbody>
</table>

Instructions
If you answered “Yes” to question 4A, please complete questions 4B and 4C.
If you answered “No” to question 4A, skip questions 4B and 4C. You are done with this supplemental form.

4B. If you answered “Yes” above, identify the reduced CFT funding amount you would seek only in the event that you don’t qualify for a match waiver. Typically, that would represent 50% of your total project cost.

$250,000

4C. Describe what your strategy would be to raise the necessary matching funds.

Seattle Park District Funding