CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Terry Pettus Park Addition
Applicant Jurisdiction: City of Seattle

If applicable, Open Space System Name: Terry Pettus Park
(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: ☒
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $375,000
(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 2

CONTACT INFORMATION

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Title: Strategic Advisor- Acquisition Programs
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Address: 800 Maynard Avenue S
Seattle, WA 98104

Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.

Goal: The goal of this project is to acquire a property adjacent to Terry Pettus Park in order to expand the small, well used street end waterfront park on Lake Union. The expansion would provide additional park space in a developing urban village and double access to the Lake Union shoreline at this location. The expansion will also improve the transition from the single-family residential houseboat community that is to the north, to the heavy marine industrial zone to the south. The City is requesting $375,000 in CFT proceeds to purchase the site.

Background:
Built in 1970-71 by volunteers and businesses and named after the late Terry Pettus, labor journalist and longtime secretary of the Floating Homes Association. The park includes picnic tables, a beach and floating dock. One of the cherry trees was planted in memory of Doris Shanley, a founder of the Eastlake Community Council. The park has suffered from neglect with the vegetation overgrown and the floating dock and some of the pilings deteriorated. Seattle Parks is planning on redeveloping the park in 2020.
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  ☒ F. Urban passive-use natural area/greenbelt
☒ B. Salmon habitat and aquatic resources  ☒ G. Park/open space or natural corridor addition
☒ C. Scenic resources  ☒ H. Passive recreation opportunity/unmet needs
☒ D. Community separator  ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space
☐ E. Historic/cultural resources

B. As damaged and polluted as Lake Union is today, it is an important habitat for juvenile salmon because it provides shelter and access to forage fish. The shoreline of the “Terry Pettus” property will be restored which will improve habitat.

C. This acquisition will forever preserve and expand postcard-quality views of the lake, Space Needle and downtown skyline from Terry Pettus Park.

D. Terry Pettus Park provides a buffer between the single-family residential houseboat community to the north and the heavy marine industrial zone to the south. The additional property will enhance that transition.

G. The targeted property is an important addition to Terry Pettus Park, a small street-end park in the Eastlake community. Besides adding .14 acres to the park it will double the shoreline and usable area of the well-used Terry Pettus Park and significantly increasing access to Lake Union.

H. The proposed acquisition will facilitate shoreline restoration, water access and other passive recreation uses in an area growing quickly. The park offers one of the few opportunities for the public to access the water along the east side of Lake Union. This acquisition will help serve unmet needs in the Eastlake Urban Village.
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/interpretive 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. Waterfront property is hard to acquire in Seattle. This property came up for sale over a decade ago and the City was not able to acquire it at that time. The adjacent landowner, US Seafoods, has expressed interest in the property and if the City is not able to acquire the property now, the opportunity will be lost.

C. The City has tried to acquire this property a couple of times over the past 13 years but were not successful. The current owner is willing to sell the property now and both the City and US Seafoods (adjacent property owner) are interested in acquiring it. The City and US Seafoods have agreed to jointly acquire the property and divide it between the two parties. The community has been advocating for this acquisition for decades and is in the process of raising matching funds for the acquisition.

D. The acquisition of this property has been long advocated for by the Eastlake community and adjacent Floating Home Association. The community has indicated a willingness to fund raise for the acquisition as well as help with the stewardship of the park.

E. Terry Pettus Park is located within in the Eastlake Urban Village and on the cheshiahud lake union loop trail. The park is identified in the Eastlake Neighborhood Plan and acquisition of the target property meets one of the plan’s goals of “Protect and preserve existing native vegetation and pockets of shoreline access”.
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</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ptn 408802462</td>
<td>.14 acres</td>
<td>IGI U/45</td>
<td>$586,000</td>
<td>$750,000</td>
<td>$750,000</td>
<td>fee</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 assessor’s value

C. Are any parcels 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 property 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 along with the rest of Terry Pettus Park. The Eastlake Community including the adjacent Floating homes are very supportive of this acquisition and will likely help to steward the new property.

C. What are the biggest challenges you anticipate in managing this site?
None at this time

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.)
No

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></th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$ 375,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$ 375,000</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>$ 750,000</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 match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 750,000</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></td>
<td></td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING SECURED</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Sources/Status:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING STILL SOUGHT</td>
<td>Date Funding Anticipated</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Sources/ Plan to obtain match?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastlake Community</td>
<td>6/30/2020</td>
<td>$375,000</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.)