

Project Name: North Rainier Park Charlestown Addition	
Project Location: Seattle <i>(fill in City Name or "Unincorporated King County")</i>	
Applicant's Agency or Organization Name: City of Seattle	
Proposed Project Acreage: up to .30 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$1,500,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: up to 1.2 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: <i>(King County projects only: dollar amount of KC Parks Levy requested)</i>
Seeking a match waiver? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, applicant must submit "Supplemental Form #1.)</i>	Total Funding Request: \$1,500,000 <i>(Sum of CFT + KCPL requests above)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Easement <input type="checkbox"/> Fee or easement TBD <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 2	
WRIA/watershed in which project is located ² : 8	

APPLICANT CONTACT INFORMATION

Contact Name: Lise Ward	Phone: (206) 733-9106
Title: Senior Real Property Agent	Email: lise.ward@seattle.gov
Address: Seattle Parks & Recreation; 300 Elliott Ave W; Suite 100; Seattle, WA 98119	Date: March 2, 2021

SECTION 1. PROJECT SUMMARY



Goal: The goal of this project is to acquire a last possible addition to a new neighborhood park in the North Rainier Hub Urban Village and facilitate connection between the multi-family housing to the north and the park. The City is requesting \$1,500,000 in CFT with a match waiver.

The 2017 Parks and Open Space Plan and previous studies identified 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. Almost 1 acre of land has been assembled since 2011, resulting in a N Rainier Land-banked site that is currently in design and slated for construction in Summer 2021. This soon-to-be developed park was assembled with the assistance of 2013 and 2015 CFT funding. The property directly north of the park was recently placed on the market and the City is positioning itself to acquire it to enlarge the size of the park by incorporating some or all of it in a future design/development phase.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

² Find WRIA ("watershed resource inventory area") here: <https://www5.kingcounty.gov/kcgisreports/wrialookup.aspx>

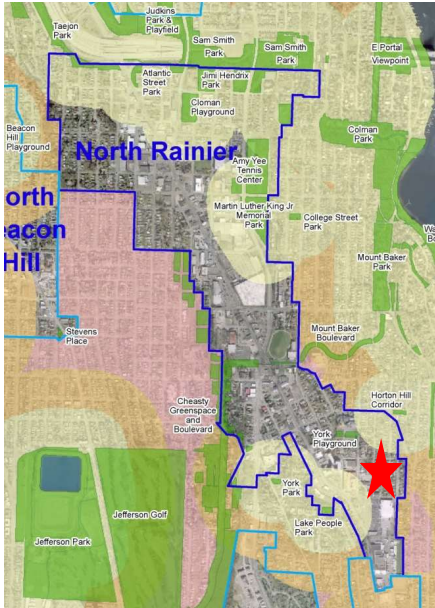
The City and Forterra are considering a partnership that would ensure that the site is acquired for community benefit with multiple public objectives of affordable housing to add needed housing stock and complement the existing multi-family community, and pursuing what may be the last opportunity to expand the existing park for the next 100 years. The strategy is Forterra would acquire the site with Forterra funds, and Forterra would hold it while the adjoining local affordable housing developer, Southeast Effective Development (SEED) and the City consider two options:

- Option 1. Both the City and SEED want to see an easy walking connection between the senior and family housing around the park instead of an intervening private development that might maximize unit density at the cost of a valuable park connection and additional park amenities. This may take the shape of SEED developing a portion of its anticipated Phase V on a portion of the property and the remainder of the property being utilized for park use, creating a seamless transition between residential uses and park uses. In this option Forterra would convey portions of the property to two entities, SEED – purchasing with its funding sources, and the City (subject to City Council approval) – purchasing with CFT funds being only used for the park portion of the site. The City would then take it through a public planning/design process to incorporate it with the existing park design.
- Option 2. If SEED finds it cannot incorporate a portion of the site into its Phase V plan, then the City, subject to City Council approval, would acquire the entire site from Forterra using CFT funds, then take it through a public planning/design process to incorporate it with the existing park design.

Forterra’s participation and the initial transaction’s timing is critical to success, as the underlying seller needs to sell the property as soon as possible.

SECTION 2. OPEN SPACE RESOURCES

- | | |
|--|--|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> G. Park, open space, or natural corridor addition |
| <input type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> H. Passive recreation opportunity in area with unmet needs |
| <input type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> I. Project that seeks to redress historic disparities in access to open space in opportunity areas |
| <input type="checkbox"/> E. Historic/cultural resources | |



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 the goal of:

At least one acre of usable open space for every 1,000 households within 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 2017 Development Plan’s 2017 Gap Analysis Update, Volume 1, which focuses on the needs of residential populations, including considerations relating to equity and health.

www.seattle.gov/ArcGIS/SMSeries_GapAnalysisUpdate2017/index.html

I. The North Rainier Hub Urban Village, slated to accommodate more population growth and still accommodating many cultures due to its history of resident immigrant population (City informational flyers typically go out to the public in 8 or more languages), has unmet needs relating to health and equity due to a lack of proximity to usable open space, and/or a walking distance deficit. Adding all or a portion of the subject property to the park would meet the one-acre threshold in this area of the urban village, surrounded several housing projects developed by Southeast Effective Development (SEED), whose mission is to “improve the quality of life in Southeast Seattle by creating partnerships and inspiring investments in housing, arts and economic development - with a special focus on residents with fewer opportunities and resources.” The soon-to-be developed park is surrounded by senior housing and units with up to 3 bedrooms for large families and the park has been designed with children’s play, adult exercise and opportunities for intergenerational interaction and enrichment. The addition of added park space will enhance what will be a destination neighborhood “hub” and cap years of land assemblage to create a place where kids from 0-90 can laugh and play.

SECTION 3. ADDITIONAL FACTORS

- A. Educational/interpretive opportunity
- B. Impact to 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. 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 a significant increase in development interest in the area, as well as upzones. The property that Parks is trying to acquire is for sale and slated for development that will eliminate the opportunity to expand the existing park and create a connection between the existing housing and the open space. If Parks does not acquire them via the land trust, it will be developed into housing.
- C. The property is privately-owned and on the market. The residents of the nearby multi-family developments are organized, they care about their community, and they recognize the values of open space.
- D. The Community at Dakota, Columbia Gardens, and Courtland Place Apartments have participated in the soon-to-be-developed park’s planning/design processes and they submitted comments to Seattle Park & Recreation’s presentation to the Seattle Design Commission. The neighborhood park is located on an important pedestrian corridor between Mt Baker and Rainier Avenue and it will draw in pedestrian traffic from outside the immediate area. In addition, residents of the SEED development are very supportive of the park, notified City staff of the real estate listing for the subject property and, judging from participated in the park planning/design proceed, they will be very active in the stewardship of the park.
- E. The need for additional parks and open space in the North Rainier Urban Village is documented in 2017 Park and Open Space Plan. The need is also identified (and continual as the urban village population grows) 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.”

SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current funding targets, as shown in red on your maps.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning ³	Assessor’s “Appraised Land Value” ⁴	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
3357400085	.30	LR2 RC (M)	1,620,000	1,000	Listed for \$1,300,000	Fee

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

Listing price will ultimately have to be tested by appraisal/property due diligence.

³ Please explain the zoning designation if it is hard to understand (usually most important for urban zoning designations)

⁴ Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

C. Describe project readiness, urgency, and potential to phase funding over multiple years.

The seller's urgency to sell is being accommodated through the use of a land trust. Land trusts, in general, do not wish to hold on to a property for too long, therefore we are trying to keep the holding time down.

D. Are any parcels enrolled in the Current Use Taxation program, a voluntary conservation program? No.⁵

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?

This acquisition will enable the City to add additional elements to the park suggested by the Seattle Design Commission (scroll down to March 5, 2020 in the following link):

www.seattle.gov/parks/about-us/current-projects/north-rainier-landbanked-site-park-development

The acquired property, whether it's the entire site or a portion (if SEED finds it feasible for affordable housing) will not be developed right away due to budget constraints. When it is developed it will be maintained by Seattle Parks as a public park. Also, the residents of the nearby multi-family developments will likely be active in the stewardship of the new neighborhood park when it is developed.

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?

The property will be stewarded and maintained by the Seattle Department of Parks and Recreation. There will be numerous opportunities for volunteer stewardship through partnerships between the City and the various resident associations and park users.

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

Pre-development, the site may be subject to inappropriate activities. There are many eyes on the property, however, due to the adjoining multi-family buildings, and the City can work with the neighbors to mitigate inappropriate activities. Once the additional property is incorporated into the park it is expected that the volume of use of the park as designed and programmed will discourage inappropriate uses.

D. Are there any structures on the target parcel(s)? Explain the plans for the structures (typically demolition is needed to comply with CFT requirements).

There is currently an old warehouse building on the property. If there is no tenant then it will likely be demolished as a hold-and-protect measure pending planning/design/development of the park.

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

No. The property acquired using CFT funds (in part if SEED acquires a portion of the rest or in whole) will be developed as an addition to the existing public park per CFT guidelines.

⁵ Visit www.kingcounty.gov/incentives, and use the "Interactive Map" to check enrollment for your target parcel(s).

SECTION 6. PROJECT BUDGET

FUNDING REQUEST

	REQUESTED AMOUNT
CFT Funding Request	\$1,500,000
KC Parks Levy (PL) Request <i>(county projects only)</i>	\$
TOTAL FUNDING REQUEST	\$1,500,000

TOTAL ESTIMATED PROJECT COSTS

Use this table to estimate the total cost to purchase the parcels that are the current funding targets

ESTIMATED PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$ 1,300,000
Title and appraisal work	\$ 20,000
Closing, fees, taxes	\$ 20,000
Relocation costs	\$ N/A if no tenant
Hazardous waste/environmental reports	\$ 20,000
Directly related staff, administration and legal costs	\$ 140,000 (incl land trust expenses/carrying costs)
TOTAL ESTIMATED PROJECT COSTS	\$ 1,500,000

MATCH

What type of match will you be providing?

- Cash match
 Land match⁶
 Match waiver requested (must submit Supplemental Form #1)

If you are providing cash match, please complete this table.

Cash Match – Secured (list sources)	Date Funding Secured	Dollar Amount
Cash Match – Still Sought (list sources)	Date Funding Anticipated	Dollar Amount

If you are providing land match, please complete this table (add rows if necessary).

Land Match Parcel #	Value	Already acquired?	Details (funding source, timing, etc.)
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

OTHER FUNDING

Do you have any funding that will contribute to the purchase, which you have not already listed above?

⁶ Land match is described on Page ii of “Instructions and Conditions.” Typically this is donated land, or the cash value of recent open space purchases. Land match should be directly linked to the property under application and meet CFT conditions.

SECTION 7. BOND FUNDING POTENTIAL

- *These factors may make projects more competitive for bond funds (some projects may be a better fit for annual funds).*
- *Please mark the checkboxes for the criteria that apply to the current target parcels.*
- *For each criterion you marked, briefly describe in the space below how the project would meet that criterion.*
 - A. Acquisition can occur in late 2021 or early 2022
 - B. Transaction is highly likely to be successful
 - C. Match is secured, or will be secured by late 2021 or early 2022
 - D. Property purchased in fee will not be leased or surplus/sold for private benefit

SUPPLEMENTAL FORM #1: MATCH WAIVER/ OPPORTUNITY AREA DETERMINATION

1. On the data report, did you automatically qualify as an opportunity area under Method 1, meeting all three criteria? Yes No

2. Please discuss why you believe your project location qualifies as an “opportunity area” and should be granted a match waiver.

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 2017 Development Plan’s 2017 Gap Analysis Update, Volume 1, which focuses on the needs of residential populations, including considerations relating to equity and health.

www.seattle.gov/ArcGIS/SMSeries_GapAnalysisUpdate2017/index.html

The North Rainier Hub Urban Village, slated to accommodate more population growth and still accommodating many cultures due to its history of resident immigrant population (City informational flyers typically go out to the public in 8 or more languages), has unmet needs relating to health and equity due to a lack of proximity to usable open space, and/or a walking distance deficit. Adding all or a portion of the subject property to the park would meet the one-acre threshold in this area of the urban village, surrounded several housing projects developed by Southeast Effective Development (SEED), whose mission is to “improve the quality of life in Southeast Seattle by creating partnerships and inspiring investments in housing, arts and economic development - with a special focus on residents with fewer opportunities and resources.” The soon-to-be developed park is surrounded by senior housing and units with up to 3 bedrooms for large families. The park has been designed with children’s play, adult exercise and opportunities for intergenerational interaction and enrichment. The addition of added park space will enhance what will be a destination neighborhood “hub” and cap years of land assemblage to create a place where kids from 0-90 can laugh and play.... for the next 100 years....

3. Describe in detail your recent engagement and collaboration with community-based organizations and/or members of the community regarding this project. In particular, focus on the local neighborhood or population served by the project, and how community leadership has been integrated into the engagement process and/or will be part of site development.

This potential acquisition opportunity is so recent that the City has not had an opportunity to reach out to the neighbors. However, it was the neighbors that brought the real estate listing to the City’s attention. The current park site is ready to go into development this summer – this acquisition will undergo its on public involvement process for incorporation into the existing park design and it will have its own planning/design process.

Note: Many of the Seattle Design Commission’s suggestions on the soon-to-be developed park design involve adding elements that could be better accommodated if the park had more space!

11.21.19 Design Commission Comments on Preferred Alternative

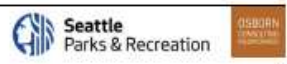


Overall the Commission appreciated the design update and how the project team responded to previous concerns as well as the project team’s approach to community engagement.

The SDC appreciated changes in programmatic elements and layout, sustainability approach, and the simplicity of the materials palette. The SDC voted, 10-0, to approve the schematic design phase with the following recommendations:

- A** Consider larger gathering spaces for family sized events.
- B** Continue to explore design options for the northern edge of the park including programming and planting that will provide a connection to future development.
- C** Consider adding a drinking fountain near play areas, to support active elements within the park.
- D** Seek opportunities for art and culture integration into the park that reflect community identity and goals.
- E** Think about naming of the park to reflect the history and culture of the neighborhood.
- F** Work with SDOT on opportunities to integrate cultural elements into sidewalk and crosswalks.
- G** Work with SDOT to implement crosswalks and other traffic calming measures on Charlestown to provide pedestrian friendly connections between the park and the commercial development.
- H** Consider sustainability in the selection and placement of site furnishings.

North Rainier Landbanked Park Development
Seattle Design Commission March 5, 2020



4. If you are not granted a match waiver, do you want to be considered for a CFT award for 50% of your original CFT request amount, which would require dollar-for-dollar match? Yes No

This potential acquisition has critical timing and support from King County is necessary earlier than later in order to meet Forterra criteria to step in and purchase/hold the property until the SEED/City perform some planning, communicate with the public, and agree on property scopes.



North Rainier Hub Urban Village - Acquisition



1 inch = 200 feet



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No warranties of any kind, including accuracy, fitness or merchantability accompany this product.

Orthophoto source:
GeoTerra, March - June 2015
Map date: January 28, 2016

From: Angela Davis 3651 34th Avenue South Apt B405 Seattle, WA 98144
Date: November 19, 2019
To: Seattle Design Commission
Re: North Rainier Park

Dear Design Commission Meeting Attendees:

My name is Angela Davis and I am a Seattle native. I believe this city belongs to everyone and the quality, safety and health of all must be consistently considered regardless of physical ability, race, social and economical status.

We can all recognize that Seattle has significant growing pains as the population is increasing rapidly. In the interest of cost, mental, emotional and physical well being of everyone, I am more than excited to know that there will be a park in our neighborhood.

The need to meet the capacity of the population growth must also consider the mental, emotional and social impact of a large number of apartment complexes in a small area of Seattle. Architects, builders, and developers must recognize the need for natural human interaction that allows for healthy neighborhood relationships.

In a recent Seattle Times article, it in part said that loneliness is an epidemic. Community building should be a consistent policy in any design of space. I mean that buildings represent holistic living and not only just for practicality or 'basics such as a bedroom, bathroom kitchen. It should also mean that every child should have a safe place to kick a ball, dream farther than their hallway and maintain regular physical fitness.

In the past, I took "Race the Power of Illusion" training with City of Seattle and there is a video" ("The House We Live In") describing the mental, emotional and psychological impact of the, low-income housing versus the suburban housing. One of the most detrimental is the inability for youth in apartments to envision the vastness of their future potential.

We also can agree that there is a large population of senior citizens. Fitness is for everybody and everybody should have easy and safe access to it. It reduces stress and depression while increasing quality and longevity of it and builds a more positive quality of life for everyone.

My final point I would like to bring up is the diversity and uniqueness of every neighborhood and the building of the North Rainier Park has the potential to build a cohesive diverse community in all of areas of cross-cultural dynamics.



To Whom it May Concern,

We are the community living in the Dakota, Columbia Gardens, and Courtland Place apartment buildings. We composed the contents of this letter at a People's Academy for Community Engagement Pop-Up on Friday November 22nd, led by Dakota resident Angela Davis and PACE Coordinator Hilary Nichols. This letter will describe the problems experienced by pedestrians in the neighborhood at the intersection 34th and Charlestown.

Issues experienced at 34th and Charlestown:

- It's very unsafe for seniors and people with disabilities
- Cars can't see pedestrians
- Vehicles park in front of the yellow ramp, which makes it very difficult for people in wheelchairs to get to the grocery store
- Cars do not stop at 34th
- Cars go too fast along Charlestown
- Crossing area is poorly lit
- There is uneven pavement

Personal stories about crossing 34th and Charlestown:

- Last year, my neighbor was killed at 34th and Charlestown.
- I have low vision, so I can't see how to cross safely.
- I've seen my friend in a wheelchair almost get hit several times. I don't send my 16-year-old son over for groceries because I fear for his safety.
- Last week, I was going down the sidewalk in my wheelchair from my apartment and it was dark the whole way. A car came out of the Safeway driveway so fast that it came within one foot of hitting me.
- When I take my kids to school, cars are going over the speed limit.
- We have to raise our hands while walking across the intersection just so cars can see us.
- One day I was with my kids, and my boy almost got hit. There's no enforcement of speeding cars.
- Walking to Safeway, an older lady with a cane almost got hit. If I hadn't moved her, she would've been hit.
- There are new apartments coming to the block, so this is about to be an even bigger problem.
- 2 people have died on Charlestown. We're tired of our friends dying.

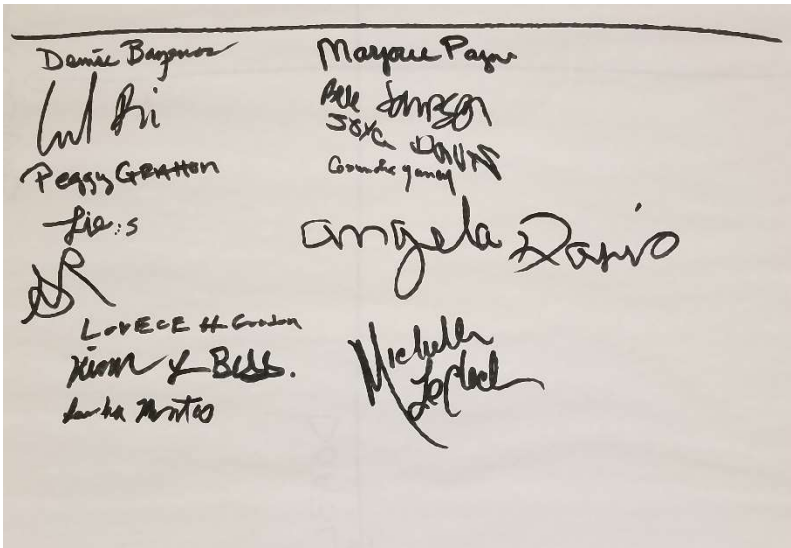
Proposed Solutions

- Install a blinking light crosswalk
- Install a permanent "Stop for Pedestrians" sign
- Install a permanent "Seniors and Children Crossing" sign
- Install a stop sign on 34th at Charlestown
- Install a temporary (aka lawn sign) "Stop for Pedestrians" sign

- Provide tall flags for people to put on their mobility devices
- Install crossing flags like at school crosswalks
- Install additional streetlights at 34th and Charlestown
- Support hiring a crossing guard for seniors
- Reduce the speed limit on Charlestown

This community wishes to meet with you about the issues and proposed solutions detailed here. We invite you to come and do a site visit, followed by a community meeting, so that you can learn about these problems firsthand. To organize, you can contact Angela Davis at comconsea@gmail.com.

Signed,



The Community at Dakota, Columbia Gardens, and Courtland Place Apartments

From: Michael Seiwerath <mseiwerath@seedseattle.org>
Sent: Monday, February 22, 2021 4:50 PM
To: Nathan Bombardier; Ward, Lise
Subject: Parcel adjoining future S Charlestown St. Park

CAUTION: External Email

Hello Lise-

As Executive Director of SEED I offer my support to pursue a partnership for the parcel adjacent to both the new S Charlestown St. Park and our Rainier Court IV and V sites.

Acquisition of this 10,000 sf parcel would lend much-needed capacity to our future multi-family development, Rainier Court V, serving low-income families in SE Seattle. Additionally, the increased park size and additional easements will benefit our residents and local connectivity immensely.

While we do not currently have the funds in our reserves for immediate acquisition, we're open to a partnership, including land-banking with a third party, that would defer the acquisition costs until SEED can put together a deal to redevelop the site for Rainier Court V. SEED is happy to collaborate and share information, including any geotechnical and environmental information already acquired, with SPR to better assess the potential costs of site redevelopment and other aspects of said partnership.

We look forward to working with you.

Best,
Michael

Michael Seiwerath
Executive Director
SouthEast Effective Development
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