

**KING COUNTY
CONSERVATION FUTURES CITIZENS COMMITTEE**

**ANNUAL PROJECT PROGRESS REPORT
For The Year Ending January 31, 2017**

March 31, 2017

Brief Background

King County's Conservation Futures Tax (CFT) levy is collected from a dedicated portion of property taxes from throughout King County and its cities, for the purchase of natural resource lands and passive open space. The King County Conservation Futures Citizens Committee conducts an annual project progress review for uncompleted CFT land acquisition projects that are two or more years old, and it submits a progress report to the King County Council and Executive by April 1. This report also contains recommendations by the Committee for a few recently funded projects that require funding reallocations or project scope changes. Each project is described in the report, including a recommendation on whether it should be continued, abandoned, or receive a scope modification. In some cases, the Committee recommends the allocation of unneeded funds from one project to another existing project with a demonstrated funding shortfall. This report also includes recommendations regarding acquisition projects funded with King County Parks Levy (KCPL) open space acquisition funds, which are associated with CFT open space acquisition projects.

Most of the CFT and Parks Levy projects that have been funded are fully or partially completed. In recent years there have been over 30 projects funded annually, with some having multiple property parcels or owners, different matching fund scenarios, and other factors that impact progress. Since open space properties funded with CFT or the King County Parks Levy must be purchased from willing sellers, this can also add to the time frame of negotiations. As a general rule, the Committee has found that acquisition projects should be continued if the project proponents and the landowners are demonstrating good faith efforts to negotiate, and there is a likelihood of future success.

Funding Reallocation Criteria

The Committee follows the criteria below to determine which should be abandoned, or contains funds that are no longer necessary for the project's completion:

- project has been completed under budget;
- no purchase and sale agreement has been obtained by a jurisdiction;
- negotiations are inactive and no matching funds have been obtained or are likely to be obtained;
- other project partners have abandoned the project;
- the applicant has requested abandonment or reallocation;
- the project has changed and no longer meets CFT requirements;
- there are no extenuating circumstances, like an ongoing legal process, that are temporarily preventing progress.

Where the Committee recommends a reallocation of project funds it follows the criteria below, in the order of importance listed:

- 1) to complete approved projects with a real deal and funding shortfalls;
- 2) currently approved projects showing progress with a funding shortfall;
- 3) a preference for projects located in the same geographic area or jurisdiction.

Summary of Conservation Futures Citizens Committee Annual Project Progress Report

Recommendations March 31, 2017

The listing below provides a summary of the Committee's progress report recommendations for older CFT projects and KCPL open space acquisition projects. The remainder of the report provides more detailed narratives for each project, which include descriptions of the projects, their current status, and the Committee's recommendations on the continuance, abandonment, funding adjustments, or project scope adjustments. On the last two pages of the report there is a Summary Funding Reallocation Table that summarizes the project returning funding, and the recommended project funding reallocations for the applicable projects.

Recommendation Summary

(Also see Summary Funding Reallocation Table on last two pages of Report)

Cities

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Funding Date(s)</u>	<u>Remaining Funds</u>	<u>Summary of Recommendations</u>
Bellevue	Bellevue Greenways and Open Space System	11/2010-16	\$ 4,138,786	Partial completion, extension
Bothell	Wayne Golf Crse Front Nine	2/2016-11/16	\$ 400,000	Allocate \$100,000 CFT to project
Covington	S. Covington Park/Jenkins Creek Trail	11/2013-16	\$ 900,000	Partial completion, extension, & allocate \$260,000 CFT to project
Duvall	Duvall Village Open Space	11/2014	\$ 14,500	Project extension
Kenmore	Swamp Creek	11/2010-12	\$ 9,246	Project completed, reallocate funds
"	Urban Nature Trail System	11/2004	\$ 199,960	Project abandoned, reallocate funds
Kent	Green River/Holiday Kennel	11/2011-16	\$1,112,000	Project extension
"	Huse Property	11/2010-12	\$ 15,593	Project completed, reallocate funds
Pacific	Morgan's Trout Lake Retreat	11/2009	\$ 175,000	Project completed pending reimb., extension
"	Omer Open Space	2/2016	\$ 45,000	Project abandoned, reallocate funds
Seattle	NE Queen Anne Greenspace Add.	11/2012	\$ 200,000	Project extension
"	North Rainier Urban Vlg Pk	11/2012-15	\$ 733,523	Project completed pending reimb., extension
"	Puget Creek Additions	11/2012	\$ 33,220	Partial completion, extension
"	Roosevelt Urban Park	11/2014	\$ 1,000,000	Project abandoned, reallocate funds
"	South Park Plaza	11/2013	\$ 154,853	Partial completion, extension
"	University District UCP	11/2011-12	\$ 141,550	Project completed, reallocate funds
"	West Duwamish Greenbelt	11/2011	\$ 180,000	Project extension
"	48 th & Charlestown	11/2013	\$ 116,129	Project completed, reallocate funds
Snoqualmie	Snoqualmie Riverfront Reach	11/2014-15	\$ 259,814	Partial completion, extension
Woodinville	Little Bear Creek	11/2013-16	\$ 157,500	Partial completion, reallocate \$100,000

Recommendation Summary continues on next page

Recommendation Summary, continued

King County

Note: Funds referred to below are CFT funds, unless denoted as PL (King County Parks Levy)

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Funding Date(s)</u>	<u>Remaining Funds</u>	<u>Summary of Recommendations</u>
"	Bass/Beaver/Dandy Lake	11/2014	\$ 82,914	Partial completion, extension & scope change
"	" "	PL 11/2012-14	\$ 643,695	
"	Boise Ck Restoration	2/2016-11/16	\$ 131,493	Partial completion, reallocate \$100,000
"	Cedar Downs Addition	PL 2/2016	\$ 174,500	Project completed, reallocate funds
"	Cedar River Legacy	11/1998-04	\$ 8,160	Project completed, reallocate funds
"	Cold Creek Natural Area	11/2013-2/16	\$ 0	Allocate \$20,579 CFT to project
"	Dairies in King County/TDR	2/2016-11/16	\$ 759,322	Scope change
"	East Lake Sammamish Trail	PL 11/2013	\$ 10,000	Project completed, reallocate funds
"	Enumclaw Forest Foothills	11/2014	\$ 19,850	Project extension
"	" "	PL 11/2014	\$ 200,000	" "
"	Farmland in Enumclaw APD	11/2016	\$ 190,000	Scope change
"	Gateway to the Green APD	11/2014	\$ 271,694	Project abandoned, reallocate funds
"	Gerrard Farm	2/2016	\$ 100,083	Project abandoned, reallocate funds
"	Holly Farm	11/2014	\$ 25,000	Project abandoned, reallocate funds
"	Issaquah Creek Prot./Cons.	7/2014-16	\$ 273,606	Partial completion, extension, scope clarification
"	" "	PL 11/2013-16	\$ 365,220	
"	Lake-to-Sound Corridor	11/2011	\$ 44,619	Project extension
"	Lower Cedar/Mouth Taylor	PL 11/2016	\$ 21,683	Allocate \$127,099 PL to project
"	Maury Island Trails	11/2012-16	\$ 316,974	Partial completion, extension
"	" "	PL 2/2016-11/16	\$ 582,562	" "
"	Middle Green River Projects	11/2013-14	\$ 272,574	Partial completion, extension & scope change
"	" "	PL 11/2013-14	\$ 616,151	
"	Mitchell Hill Forest Additions	11/2016	\$ 50,274	Allocate \$137,605 CFT to project
"	Mitchell Hill Forest Inholding	11/2010-13	\$ 137,605	Project completed, reallocate funds
"	Paradise Valley/Judd Creek	11/2011-14	\$ 47,276	Partial completion, extension & allocate
"	" "	PL 11/2014	\$ 120,678	\$86,090 CFT & \$228,910 PL to project
"	Rattlesnake Mtn/Partnership	PL 11/2014-16	\$ 240,007	Allocate \$165,000 PL to project
"	Ravensdale Retreat NA	PL 11/2014	\$ 12,019	Project completed, reallocate funds
"	Shadow Lake Bog	11/2014	\$ 74,180	Partial completion, extension
"	Snoqualmie Fall City Reach	11/2010-16	\$ 819,125	Partial completion, partial extension, reallocate \$140K CFT, \$600K PL
"	" "	PL 11/2011-16	\$1,420,930	
"	Snoqualmie Forest Addition	11/2012-13	\$ 32,838	Project completed, reallocate funds
"	Snoqualmie Valley Farmland	11/2012	\$ 11,416	Project completed, reallocate funds
"	Snoqualmie Valley Trail- Mill	11/2014-15	\$ 239,035	Partial completion, extension
"	" "	PL 11/2016	\$ 296,000	" "
"	South Fork Skykomish	11/2014-16	\$ 234,599	Project extension
"	" "	PL 11/2014-16	\$ 931,000	" "
"	Taylor Mtn Additions	PL 11/2014-15	\$ 74,490	Project abandoned, reallocate funds
"	TDR - Urban Partnerships	11/2011	\$ 197,214	Partial completion, extension
"	Wayne Golf Course Back Nine	2/2016,11/16	\$1,600,000	Allocate \$1,350,000 CFT & \$350,000 PL to project (create new PL project)
"	" "			
"	Wetland 14 Addition	2/2012-11/16	\$ 9,941	Scope change
"	" "	PL 2/2012-11/16	\$ 83,366	" "
"	Winterbrook Farm	2/2016	\$400,000	Allocate \$500,000 CFT to project

Individual Project Discussions and Recommendations:

CITY PROJECTS

(Projects listed in alphabetical order by city)

	(11/2010)	\$850,000	\$751,500
	(11/2011)	\$750,000	\$290,786
	(11/2012)	\$749,000	\$749,000
	(11/2013)	\$650,000	\$650,000
	(11/2014)	\$800,000	\$800,000
	(2/2016)	\$500,000	\$500,000
Bellevue – Bellevue Greenways & Open Space Sys.	(11/2016)	\$397,500	\$397,500
<i>Project #1047227</i>	Project Total	\$4,696,500	\$4,138,786

Brief Description: This ongoing multiple-year, multiple-parcel project has an overall goal of acquiring remaining green spaces in Bellevue’s planned open space and greenways system. In the past 15 years, Bellevue has submitted annual applications for its long-term acquisition priorities. These acquisitions include lands on Lake Washington at Meydenbauer Bay and Mercer Slough, woodland greenbelts in the Richards Road valley area, waterfront connections on Lake Sammamish, and open spaces south of I-90 near Cougar Mountain. City has secured match for the CFT funds in the form of more than \$7 million in city funds.

Status: Bellevue has acquired several properties in recent years, including the Moalem/Somerset property adjacent to the South Bellevue Community Center, the Moon/Ross property on Mercer Slough, the Ginzberg property in the Bridal Trails neighborhood, and three properties in the Richards Road area southeast of downtown and the Bellevue Botanical Gardens. The Moalem and Ginzberg properties were acquired significantly under the originally estimated property costs, leaving more funding available for other acquisitions in the project scope. Bellevue recently submitted requests for reimbursement totaling \$1,054,432. Pending their review and approval, reimbursement of these funds will reduce the above remaining balance to \$3,084,354.

Progress is evident towards at least four additional acquisition priorities:

- Vasa Park Uplands: Working with Vasa Park Resort on a tentative agreement to present to Bellevue City Council for purchase of 5 acres plus a right of refusal over Vasa Park & ballroom sites. Vasa Board will be reviewing proposal in spring 2017. Board recently identified an additional small parcel to consider for purchase as well. Costs are TBD.
- Weowna Park, Johnson Property: Appraisal underway, following initial work investigating title issues. Acquisition would connect park to community and lake to lake greenway.
- Newport Hills, Brick property: Builds on recent Tyler and Patterson acquisitions. Draft boundary line adjustment completed, appraisal will begin in spring 2017. Supports trail connection to Newport Hills Transit Station and Newcastle Beach Park.
- Coal Creek, Swanson/Jentry property: While property was recently sold, Bellevue is meeting with purchaser Isola Homes to explore opportunity for open space.

Bellevue requests an extension of the project funding so that it may complete these acquisitions.

Committee Recommendation: The Committee recommends project extension.

	(2/2016) CFT	\$ 200,000	\$200,000
Bothell – Wayne Golf Course Front Nine	(11/2016) CFT	\$ 200,000	\$200,000
<i>Project #1126724 CFT</i>	Project Total	\$ 400,000	\$400,000

Brief Description: Wayne Golf Course is situated along the Sammamish River near SE Bothell Way (State Route 522) and adjacent to the Burke-Gilman Regional Trail. Two decades ago Bothell used CFT bond funds to purchase the development rights over 46 acres of the “Front Nine” holes of the golf course to preserve scenic open space along the Sammamish River and the Burke-Gilman Trail.

Bothell is partnering with OneBothell, King County, and Forterra, which is acquiring all of Wayne Golf Course as an interim owner with the help of loans and other funding. Bothell has received CFT funding towards the purchase of the underlying fee simple rights to the Front Nine property encumbered by the easement. An adjacent four-acre are is being considered for more intensive uses.

Status: Total value of the Front Nine is \$3.1 to \$3.5 million (depends on Forterra holding/management costs). Bothell secured \$500,000 2016 legislative appropriation and \$400,000 in past CFT. The City request for additional \$100,000 will bring total CFT to \$500,000 in project, matching the \$500,000 legislative appropriation. City would use the CFT funds on the purchase of the Front Nine acreage currently covered by the conservation easement (not on the four acres that are *not* covered by the conservation easement). Overall, CFT would represent \$500,000 of the Front Nine investment on the acreage already covered by the conservation easement. The City is still considering whether to pursue more active uses on the remaining four acres not covered by the conservation easement, which will determine the type of funding to be used on that portion of the site.

Committee Recommendation: The Committee recommends allocation of \$100,000 of CFT to the project.

	(11/2013)	\$200,000	\$200,000
	(11/2014)	\$450,000	\$450,000
	(2/2016)	\$150,000	\$150,000
Covington – S. Covington Pk/Jenkins Ck Trail	(11/2016)	\$100,000	\$100,000
<i>Project #1122034</i>	Project Total	\$900,000	\$900,000

Brief Description: This project consists of three parcels totaling 5.65 acres on SE Wax Road, in the Jenkins Creek corridor. The goals of the project include creating a trail connection between the planned Covington Town Center and a city-wide trail system, and habitat protection along Jenkins Creek. The project site is critically located at a planned trail crossing on SE Wax Road. The zoning density in this area of the city has been increased significantly and it will be more intensively developed in the future. As a result, the area is becoming densely populated. This part of Covington is currently underserved by parks, and the City of Covington has a planned trail system that will link areas of the city to existing and proposed parks and trails. Local citizen groups, including the Green River Coalition, are active in the trail planning, stewardship, and creek protection efforts.

Status: In 2014, Covington completed an environmental study, title research and appraisal of each of the three priority parcels. In 2016, Covington completed acquisition of the first of these parcels, the northernmost Allmand property, for \$1.025 million (using \$512,000 in CFT and providing a 50% match from RCO, Parks Levy, and general fund). Covington will have \$388,000 remaining in CFT after reimbursement is made (still pending).

Covington is working toward acquisition of the final two parcels, Smith and Wenham properties, in 2017 at an approximate cost of up to \$1.3 million. The city seeks to use 50% CFT for the purchases, estimating \$648,000 total CFT needed (city has \$388,000 in hand, and requests an additional \$260,000 in reallocation funds). The city will provide 50% match from general fund and from a 2017 RCO award which should be approved by the legislature this spring.

In summary, Covington requests project extension and reallocation of \$260,000 to allow for project completion.

Committee Recommendation: The Committee recommends project extension. The Committee recommends allocating \$260,000 of CFT to the project.

The Committee acknowledges a concern that the nearby CFT-funded Cedar Creek Park still contains structures and has not been transferred to King County. The structures are no longer being rented, which satisfies the terms of the adopted Interlocal Agreement Amendment C (Recorded document 20160622000476, dated June 2016) that governs the use of the 2015 funding award “Funding is contingent on Covington removing any occupants from Conservation Futures-funded properties owned by the city.”

The Committee recommends that the expenditure of the \$260,000 of reallocation funding is conditioned upon Covington completing the transfer of Cedar Creek Park to King County so the structures can be removed, satisfying the language in the July 1, 2014 CFT Committee Recommendation Report for FY 2015 funding: “The Committee also recommends that the release of these funds should be conditioned on Covington meeting its obligation to remove a structure on a previously-funded CFT project from several years ago that the city has yet to take down.”

Duvall – Duvall Village Open Space (11/2014) **\$14,500** **\$14,500**

Project #1122034

Brief Description: This project consists of a 6.67-acre open space inholding in Duvall’s McCormack Park on the Snoqualmie River. It will be acquired by Duvall for habitat conservation and floodway protection. The site is located adjacent to the popular Snoqualmie Valley Regional Trail in Duvall, west of Carnation-Duvall Road. The property is a scenic buffer to the trail, and with this acquisition the city will own all of the land between the trail corridor and the river within the city limits.

Status: The target parcel is in the final stages of plat creation by Westcott Homes. Plat creation is a necessary prerequisite to Duvall’s acquisition, and is expected to be finalized by late 2017. In the meantime, Duvall has secured matching funds from the Snoqualmie Watershed Forum Grant and finalized a purchase price with Westcott Homes. Duvall requests an extension of the project funding to accommodate their anticipated late 2017 closing.

Committee Recommendation: The Committee recommends project extension.

Kenmore – Swamp Creek

(11/2010-12) \$ 615,218 \$9,246

Project #1047244

Brief Description: This a 4.12-acre project that is primarily wetland, located on 73rd Avenue Northeast near 185th Street in Kenmore. It is near the Kenmore Heronry, home to scores of Great Blue Heron nests, and it contains wetland habitat that supports the heronry. The property contains both a portion of Swamp Creek and a tributary called Muck Creek. The property is part of a larger vision that Kenmore has developed to protect the natural resources of Swamp Creek and to provide public trail access for passive recreation and environmental education purposes. There is a modular home on the property next to 73rd Avenue that will be removed.

Status: The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

Kenmore – Urban Nature Trail System

(11/2004) \$200,000 \$199,960

Project #1047223

Brief Description: This project scope includes the acquisition of up to three parcels totaling 0.4 acres within a larger proposed development in an urban neighborhood near 56th Avenue Northeast in Kenmore. The property contains a small creek tributary that has been impacted by urban development downstream, though it has moderate habitat value compared to other applications in this year’s round. The project has some potential pedestrian connectivity to the Burke Gilman Trail and a Lake Forest Park trail.

Status: Negotiations failed and the project is abandoned. The funds were not identified as unexpended in the budget system until now.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

(11/2011)	\$150,000	\$150,000
(11/2012)	\$403,000	\$403,000
(11/2013)	\$350,000	\$350,000
(11/2014)	\$200,000	\$200,000

Kent – Green River NRA Parcels/Holiday Kennel

(2/2016) \$ 9,000 \$ 9,000

Project #1123817 & 1112181

Project Total \$1,112,000 \$1,112,000

Brief Description: This project was initially funded in a first phase that consisted of the acquisition of several parcels along the Green River and across Russell Road from the river, to help provide for a widened river corridor with improved habitat. This funding included 4.49 acres (five parcels) on the Green River along Russell Road, south of Van Doren’s Landing Park and contiguous to Kent’s 300-acre Green River Natural Resources Area (GRNRA). The parcels are bisected by Russell Road, and Kent is considering moving the road and the levee back from the river to widen the river channel and restore habitat. The funding listed above for 2013 and 2014 is directed towards acquisition of the Holiday Kennel, which lies on the Green River immediately to the north of the first set of funded properties, and is affected by the same levee setback planning process. Matching funds come from secured City of Kent Drainage Utility Funds and anticipated Flood Control District funds.

Status: As of last year Kent had acquired three parcels identified in the 11/2012 project scope, but it had not submitted them for CFT funding reimbursement until a final design for the levee setback could be completed. That situation remains; the levee design alternatives work is continuing as part of the ongoing System Wide Improvement Framework (SWIF) process for the Green River. The levee setback is a US Army Corps of Engineers-sanctioned effort that includes King County and other cities on the Green River. The project will provide flood protection and meet multiple goals that are sometimes conflicting, and they are taking longer than expected to resolve. CFT funds can only be expended on property that is in compliance with the CFT open space funding requirements, so the design must be completed before the funds can be released. Negotiations for acquisition of the Holiday Kennels property actively continue. There may be a need to initiate eminent domain proceedings. By State Law, CFT funds cannot be used in situations where eminent domain is invoked. Kent is requesting another extension so that the project design can be completed and the Holiday Kennel acquisition status can be resolved outside of eminent domain proceedings.

Committee Recommendation: The Committee recommends project extension.

Kent – Huse Property (11/2010-12) \$ 775,000 \$ 15,593

Project #1047246

Brief Description: This project is a 33.7 acre open space acquisition project with a goal of helping to meet an open space shortfall in the rapidly growing east Kent Plateau area. The property has a several-acre pasture on a scenic ridge top that has a commanding view of Mount Rainier. The site contains a large wetland on the western side, and it adjoins Soos Creek Park and Regional Trail to the east. The range of landscape types on the property allows for a mix of passive recreation opportunities, including interpretive trails. The property is located at SE 216th Street, east of 132 Avenue SE.

Status: The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

Pacific – Morgan’s Trout Lake Retreat (11/2009) \$ 175,000 \$ 175,000

Project #1047241

Brief Description: This project will acquire a significant portion of a 2.86-acre wooded property on South 376th Street that was once part of Trout Lake Resort. An old dance hall on the property was converted into a year-round residence, which is currently occupied, and will be excluded from the project scope. The remainder of the property is second-growth forest and it contains the longest segment of Jovita Creek in a single ownership. There is also a narrow right-of-way directly across the street (South 376th Street) which connects the property to the shoreline of Trout Lake.

Status: Acquisition of these two parcels was completed in December 2016. Due to a landowner donation (which represents the match to CFT funds), the parcels were acquired for far less than their anticipated costs and a significant portion of the awarded funds will be available for reallocation in 2018. Pacific is currently reconciling the project costs and will submit a request for CFT reimbursement to King County in the near future. Pacific requests a project extension to accommodate the time necessary for them to complete their reconciliation and subsequent request for reimbursement.

Committee Recommendation: The Committee recommends project extension.

Pacific – Omer Open Space (2/2016) \$ 45,000 \$ 45,000

Project #1126731

Brief Description: This property is located on Milwaukee Creek, and fronts on the Interurban Regional Trail, where Milwaukee Creek lies in a channel adjacent to the linear trail corridor along a former railroad bed. Pacific intends to remove the non-native vegetation that currently covers the Omer property, and it will create a small wetland as mitigation for the construction of a segment of the Interurban Trail south of 3rd Avenue SE.

Status: Negotiations have failed and the City has requested to abandon the project. Remaining funds are excess, and are not needed in the project.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

Seattle – NE Queen Anne Greenspace Addition (11/2012) \$ 200,000 \$ 200,000

Project #1116254

Brief Description: This project had an initial goal of acquiring a .27-acre wooded inholding in the Northeast Queen Anne Greenspace in Seattle's Queen Anne neighborhood. The property is mostly a ravine that connects Trolley Hill Park with the Northeast Queen Anne Greenbelt, which would be connected by a trail. The property is also part of the Trolley Hill Park viewshed towards Lake Union. This project is a priority in the Queen Anne Neighborhood Plan, which is recognized by the City of Seattle. Matching funds are from the 2014 Seattle Metropolitan Park District.

Status: Seattle had received approval in 2016 to drop the original target parcel from the scope (due to unsuccessful negotiations). Scope was amended to fund 0.7 acres (5 parcels under one ownership) located further north in the Northeast Queen Anne Greenbelt, just west of Aurora Avenue North and lying between the mapped right-of-way for Boston Street and Lynn Streets. They are on a steep wooded hillside with very limited development potential. Seattle is in negotiations and expects to close in 4th quarter 2017. Seattle requests an extension to complete the transaction.

Committee Recommendation: The Committee recommends project extension.

	(11/2012)	\$ 300,000	\$ 233,523
Seattle – North Rainier Urban Village Park	(9/2015)	\$ 500,000	\$ 500,000
Project Total		\$ 800,000	\$ 733,523

Project #1116251

Brief Description: This project adds community open space serving the North Rainier Hub Urban Village, located at the corner of South Charleston Street and 35th Avenue South, one block from Rainier Avenue in south Seattle. The project initially targeted three vacant parcels. Matching funds come from the 2008 Parks and Green Spaces Levy.

Status: Seattle had initially acquired one parcel and made offers on the two other targets, but in 2014 reported that soil contamination on site needed remediation. The landowner began working to remediate the contamination and clean them up. Seattle requested to add two adjacent properties under the same ownership to the scope. In 2015 the CFT committee expanded the scope to include the two adjacent parcels on 34th Avenue South, and reallocated \$500,000 in CFT funds from Seattle's abandoned 12th Avenue Corridor CFT project.

Now, the acquisition of all five parcels (close to an acre in size) has now been completed. An initial reimbursement payment was issued in 2015 for \$66,476. Seattle needs to seek reimbursement during 2017, and anticipates that this request will deplete most or all of the remaining \$733,523 in the account. Seattle requests an extension to complete the reimbursement process.

Committee Recommendation: The Committee recommends project extension.

Seattle – Puget Creek Additions (11/2012) **\$ 150,000** **\$ 33,220**
Project #1116260

Brief Description: This project will acquire up to three additional properties within a wooded creek corridor located west of 19th Avenue SW in West Seattle’s Delridge neighborhood. Of the three identified properties, Seattle had a goal of acquiring at least two of them – but has remaining funding to target the third parcel. The Sanislo Elementary School is located close to the green space, and students have participated in nearby creek restoration projects. The Puget Creek Watershed Alliance also works with other volunteers on a range of urban creek habitat stewardship projects, and Seattle’s Public Utilities department (SPU) engages local citizens and agencies on its creek restoration projects as well. Matching funds are from the voter-approved 2008 Seattle Parks and Green Spaces Levy.

Status: Seattle Parks met its original project goal of acquiring two properties, and received approval in 2016 to use remaining CFT funds to target the third parcel. That property has been subdivided and has a new owner. Seattle Parks expects to either close on a portion of the final property or close out the project by the 2nd quarter 2017. Seattle requests an extension to complete the transaction.

Committee Recommendation: The Committee recommends project extension.

Seattle – Roosevelt Urban Park (11/2014) **\$ 1,000,000** **\$ 1,000,000**
Project #1123825

Brief Description: A portion of the Roosevelt Urban Village in north Seattle has been upzoned due to its proximity to a planned future light rail station. This in turn will create a need for additional park space to accommodate the new residents in the neighborhood. The Seattle Parks Department and the local community have identified a quarter-acre property just south of Roosevelt High school on 14th Avenue NE at NE 65th Street. The Roosevelt Neighborhood Association is very active and it has long advocated the location of a park in front of Roosevelt High School, in part to preserve the view of its front façade, a defining local landmark. The site is currently a large lawn area, which is adjacent to a block where the development of large multiple-unit residential buildings will occur. It is also adjacent to a proposed green street/festival street for this urban village.

Status: The City is abandoning the use of CFT funds for the project, as it is exercising eminent domain. Remaining funds are excess, and are not needed in the project.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

Seattle – South Park Plaza (11/2013) **\$ 500,000** **\$ 154,853**
Project #1122040

Brief Description: This project will establish an approximately 1.3-acre passive use greenspace within a larger park that is being created on 14th Avenue South, in the South Park community. It is located just north of the South Park replacement bridge on the western shore of the Duwamish Waterway. The park is

intended to help tie together the bridge, the local commercial center, and the Duwamish Waterway to help create an improved urban center for South Park. Matching funds are provided by the 2008 Parks and Green Spaces Levy.

Status: The city acquired three of the four parcels targeted in the CFT application. King County Roads owns the final parcel and is willing to sell it, but the negotiations became more complicated with the planned 2018 annexation of the portion of unincorporated King County where the property is located. The negotiations are on hold until the Inter-Local Agreement between King County and Seattle for the annexation area is finalized, likely in summer 2017. Seattle requests an extension to complete the transaction.

Committee Recommendation: The Committee recommends project extension.

Seattle – University District Urban Center Park (11/2011, 6/2012) \$ 572,846 \$ 141,550
Project #1112180

Brief Description: The goal of this project is to acquire a new neighborhood park south of 45th Street in the designated University District Urban Village in Seattle. Seattle is identifying parcels with willing sellers and is also working with developers on projects that would combine open space with compatible land uses. The two top priorities are two residential lots south of Christie Park at 9th Avenue and NE 43rd Street, and a potential pocket park site on Brooklyn Avenue NE. The final site will be determined through a community planning process. Seattle returned to the CFT committee to receive final approval for site selection after 2012 budget award was made.

Status: The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

Committee Recommendation: The Committee recommends reallocation of all remaining funding.

Seattle – West Duwamish Greenbelt (11/2011) \$ 180,000 \$ 180,000
Project #1112172

Brief Description: This project is a 4.14-acre acquisition in the West Duwamish Greenbelt on West Marginal Way in West Seattle. The property is located on the west side of the Duwamish Waterway, a scenic greenbelt that is visible from downtown Seattle. The greenbelt is also an open space community separator between the industrial Duwamish waterfront and the residential neighborhood located to the west. Acquisition of this property has been a long-term goal of Seattle, which has been pursuing it for many years. The property also is part of a larger greenbelt that contains significant urban wildlife habitat. Matching funds are from the 2014 Seattle Metropolitan Park District.

Status: Seattle Parks had intended to complete this project in 2015. Seattle Parks reached an agreement with the owner on price, and the acquisition was in final negotiations, but the discussions had to be placed on hold to resolve a property line encroachment by a neighbor and other legal access issues. Solutions have been found for both issues. The City is reappraising the property based on restricted legal access. The City anticipates closing by 4th quarter 2017. Seattle requests an extension to complete the acquisition.

Committee Recommendation: The Committee recommends project extension.