

Lucky Wedgwood! Our neighborhood is listed for neighborhood park acquisition in the 2008 Seattle Parks and Green Spaces Levy. This means we're one of several neighborhoods eligible for neighborhood park acquisition and that, to avail ourselves of Levy funds, we must select a site.

The group of Wedgwood residents leading this acquisition effort (Wedgwood Parks Committee) have determined that having a concise way to examine and compare all proposed sites is essential for actual site selection. Accordingly, we have prepared the following document to gather relevant site selection criteria, explain the creation of *Wedgwood's Site Evaluation Criteria*, and evaluate all currently proposed sites.

Creating *Wedgwood's Site Evaluation Criteria*:

Wedgwood's Site Evaluation Criteria began with the City's "Suggested Site Identification and Evaluation Criteria" from the 2000 Pro-Parks Levy, which the City uses to evaluate suitable park sites for purchase. These criteria are summarized as follows:

1. Site location within or adjoining the Urban Village
2. Minimum area = approximately 10,000 square feet (about 1/4 acre)
3. Frontage on key pedestrian routes
4. Flat terrain or gentle slope to facilitate ADA accessibility and uses such as short-term sitting and picnics, as well as to minimize site development costs
5. Sun orientation and avoidance of shading from existing or future Midrise buildings (i.e., location on SW or SE corner of block preferred)
6. Location adjoining existing and/or immediate future uses that will generate appropriate park uses and provide "eyes on the street" to deter inappropriate uses – both for as much of the day as possible
7. Willing sellers
8. "Underutilized" sites without existing uses or structures that contribute significantly to property value or to demolition costs; (i.e., vacant properties, parking lots or properties with "tear-down" buildings)
9. Properties with no or minimal relocation costs; i.e., vacant properties or those with fewer tenants
10. Absence of development permit activity or development very early in process
11. Minimal remediation costs for hazardous materials

Some of these criteria do not apply to Wedgwood (ex: We're not an Urban Village).

The City's criteria were presented at a Wedgwood Community Council (WCC) general community meeting in March 2010. The meeting's discussion adapted these criteria for Wedgwood's neighborhood park acquisition priorities, notably stating strong preferences for:

- Sites close to business districts (less impact on residential areas)
- Sites significantly larger than 10,000SF
- Sites with sidewalks
- Sites along 35th (Some safety concerns noted)

The meeting also included discussions of desired park amenities and locations.

During early 2010, the Wedgwood Vision Project completed two community meetings and a survey about (among many other things) parks and open space in Wedgwood. From these activities, the Wedgwood Vision Project Steering Committee and a consultant generated the Wedgwood Vision Plan which includes important statements about Wedgwood's Open Space and Community Amenities (pages 18-21). These statements included a desire for safe and easy access to neighborhood parks for all Wedgwood residents and a preference for a community space along 35th.

In late 2010, as the Parks Committee worked to finalize site selection criteria, there was significant discussion about the "willing seller" criteria. It was determined that, as a neighborhood, Wedgwood is not interested pursuing park sites that do not have willing sellers. In consultation with the Wedgwood Community Council, the Parks Committee decided that given the Levy's timeline and available funding, we are only pursuing sites with willing sellers for this park acquisition project.

From these four sources (the City's Suggested Site Identification and Evaluation Criteria, the March 2010 Wedgwood General Community Meeting about parks, the Wedgwood Vision Plan, and Parks Committee discussions) Wedgwood Park Committee created *Wedgwood's Site Evaluation Criteria*. These criteria:

- Succinctly summarize community input about park acquisition
- Provide a clear format for examining possible sites
- Provide a way to compare potential sites
- Enable the Parks Committee to recommend sites to the WCC and the City's Park Acquisition Staff

Wedgwood's Site Evaluation Criteria

Wedgwood's Site Evaluation Criteria have been reviewed and approved by Wedgwood's Land Use Committee and the Wedgwood Community Council. For each proposed site, *Wedgwood's Site Evaluation Criteria* are as follows:

Primary criteria: Is the site/does the site have... (Y/N)

- In/adjacent to Wedgwood's Adjusted Usable Open Space Gap?
- Within one block of 35th Avenue NE?
- Willing sellers?
- On a southwest or southeast corner?

Secondary Criteria:

- SIZE: Bigger is better!
 - 10,000-12,500sf; 12,501-15,000sf; 15,001-17,500sf; 17,501-20,000sf
- ACCESS: Wedgwood loves sidewalks.
 - None, Partial, Full
- LOCATION: Close to businesses?
 - 2+ blocks, 1-2 blocks, Adjacent
- VISIBILITY: Visible from street?

- Not visible, Somewhat, Visible

The best sites have many "Yes" answers to the primary criteria and, for secondary criteria, are bigger, have better sidewalk access, are close to businesses and have good street visibility. If a site doesn't have a willing seller, it will not be considered at this time.

Please contact WedgwoodParks@gmail.com with comments, additional sites and/or if you'd like to get involved.