



June 14, 2022

Advisory Board
Snohomish County Conservation Futures Program
Snohomish County Government
3000 Rockefeller Avenue
Everett, WA 98201

Re: Conservation Futures Program - Letter of Intent

Dear Advisory Board Members:

The City of Everett is pleased to present the Holly Neighborhood Stormwater Park for consideration and funding through the Snohomish County Conservation Futures Program. Based on the preliminary property values of the proposed assemblage, the City of Everett respectfully requests a grant in the amount of \$1,500,000.00

1. Organization Name:

The City of Everett Department of Parks & Facilities

2. Project Location:


The proposed Holly Neighborhood Stormwater Park is in the Holly Neighborhood in the Southwest section of Everett. The project will comprise four parcels located in the southeast quadrant at the intersection of Holly Dr and 100th St SW (See Exhibit A)

3. Matching grant funding anticipated:

In concert with a grant through the Snohomish County Conservation Futures Program, The City of Everett anticipates the following matching fund opportunities to bring the Holly Neighborhood Stormwater Park to fruition:

- American Rescue Plan Act (ARPA): The City of Everett is receiving financial resources through the American Rescue Plan Act (ARPA). A portion of these funds will be designated to the Holly Neighborhood Stormwater Park acquisition helping to lay the foundation for an equitable distribution of open space in this neighborhood.

Parks & Facilities

 802 E. Mukilteo Blvd
Building 100
Everett, WA 98203

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- Beginning 4th quarter of 2022, the City of Everett Parks and Facilities will start receiving Park Impact Fee funding which can be used to grow the park system.
- Once the properties are acquired, Parks will work with the Washington State Recreation and Conservation Office for funding in the 2024 cycle for the development of this unique park and stormwater asset.
- Washington Department of Ecology: Stormwater elements of the proposed project are eligible for funding through the Combined Water Quality Grant program administered by the Washington Department of Ecology. This grant can be used for all stormwater aspects of the project including design, construction, and property acquisition. Everett Public Works is currently completing negotiations on a grant which would fund planning and design through 90% construction documents. It is anticipated that a new grant would be obtained for construction and possibly property acquisition. However, funding for construction is dependent on substantial progress in project design. At the earliest water quality funds would be available in mid-to-late 2023.

4. Status of Willing Landowner: Brief Description

Address and Potential Purchase Price Range*	Owner	Parcel Number	Status
10015 Holly Drive \$500-550,000	Carrie Scott	00535200002202 .28 Acres	Owner has indicated a willingness to engage in negotiations to sell
910 100th St. \$650-850,000	Suzanna Valdez	00535200002201 .29 Acres	Contact attempts have been made with the owner, who is a landlord and does not live at the site. Tenant is attempting



			to facilitate contact with Landlord. This property is desirable for the project, but not necessary.
10012 9th Ave W. \$1M-\$1.75M	Stephen Waisanen	00535200002100 and 00535200002101 .96 Acres	Owner has indicated a willingness to engage in negotiations to sell
10102 9th Ave. W. Possible Public Access Easement	Pradeep Jaltota	Shared interest parcel 999 – Owner parcel 00907800000300 Approx. .5 Acres	Owner has indicated a willingness to engage in negotiations to sell
10104 9th Ave. W. Possible Public Access Easement	Davis Tran	Shared interest parcel 999 -Owner parcel 00907800000200 Approx. .5 Acres	Owner has indicated a willingness to engage in negotiations to sell
10106 9th Ave. W. Possible Public Access Easement	Hung Nguyen and Chi Lan	Shared interest parcel 999- Owner parcel 00907800000100 Approx. .5 Acres	Owner has indicated a willingness to engage in negotiations to sell

*Parcels have not been appraised. Values are based on estimates derived from comparing recent comparable sales to County assessed values.

5. Anticipated timeline for Willing Landowner Letter:

Based on funding sources and availability. We anticipate letters will be negotiated and secured before the end of 2022.



6. Brief Description of future project proposal

During the 2022 update to The City of Everett's Parks, Recreation and Open Space plan, several deficits in its stated goal of residents being with a 10-minute walk to a City park were noted, particularly in South Everett and neighborhoods in the central corridor of District 4. This part of the city has a high population density and particularly a high density of People of Color. These neighborhoods also have low median household incomes, and many neighborhoods are not within a 10-minute walk of a park or trail. Understanding service opportunities that benefit the health and wellness of these neighborhoods would benefit many residents who may be experiencing lower levels of service. The Holly Neighborhood is vital to the overall vibrancy of District 4 and there are currently no parks in this neighborhood.

A common challenge for modern urban park systems looking to invest in underserved neighborhoods is the cost and availability of land for new parks. Identifying and acquiring these four parcels in the Holly Neighborhood provides a rare opportunity to preserve invaluable land and tree canopy in a growing urban setting and to create a unique open space asset for all residents to enjoy--before it is lost and developed for other purposes. A grant from the Conservation Futures Program will help fulfill the following goals and plans for the Holly Neighborhood Stormwater Park:

- a) Establish a nearly two-acre (1.5 acre) special use park, i.e., Stormwater Park, within the Holly Neighborhood. Stormwater parks are an example of a facility that treats stormwater and water quality and provides recreational opportunities.
- b) Retain approximately 75% of the combined area in its natural forested state, thereby preserving the urban tree canopy, wetland facilities, and habitat.
- c) Integrate passive use amenities such as perimeter nature trails and paths, boardwalks, birdwatching, lookouts, picnic and other gathering destinations, enhanced native plantings that may include raingardens, and interpretive signage relating the value of preserving urban forested areas, wetlands, and the stormwater management and water quality facilities the park provides. These amenities would serve residents of all abilities.
- d) In partnership with our Public Works and Surface Water Management Group, expand park access to residents while also providing stormwater improvements to address the impacts of past development and prepare for the future growth. The project will improve water quality and stream flow in



Swamp Creek, a salmon bearing stream with documented water quality deficiencies.

- e) The two most northern lots may be developed as a later phase and support the 100th Street Corridor Enhancements, providing increased access and safe passage for pedestrians and bicyclists and support other transportation needs such as mass transit

Conservation Futures funding has played a vital role in the development of Everett's Parks System. We thank you for your continued interest in our work and in these plans to develop another important preservation and partnership opportunity with Snohomish County,

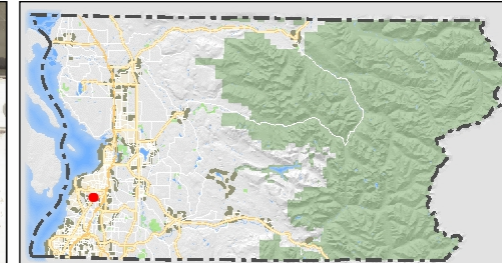
Sincerely,



Bob Leonard
Director
Everett Parks & Facilities

Enclosure: Exhibit A-Parcel Map





Legend

- Parcel
- Recent Sales 2022
- Recent Sales 2021
- Recent Sales 2020
- City Boundary
- County Park
- National Forest
- Water

Street Types

- Interstate
- State Route
- Local Road

0 113 225

EXHIBIT A
2022-06-14



All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.