



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Les Gove Park Expansion (City of Auburn)

Applicant Jurisdiction(s): City of Auburn

Open Space System:

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 1.44 Acres CFT Application Amount: \$650,000.00

(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal)

(Dollar Amount of CFT grant requested)

Type of Acquisition(s): Fee Title Conservation Easement Other:

CONTACT INFORMATION

Contact Name: Daryl Faber Phone: 253-931-3043

Title: Parks, Arts & Recreation Director Fax: 253-931-4005

Address: 910 Ninth St SE, Auburn, WA 98002 email: dfaber@auburnwa.gov

Date: March 10, 2013

PROJECT SUMMARY:

(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)

The purpose of the project is to purchase four parcels of land totaling 1.44 acres (parcel numbers 192105-9006, 192105-9299, 192105-9158, 192105-9154, that will allow for the acquisition of existing commercial space that will be converted in park space adjacent to Auburn Les Gove Park. Les Gove Park is envisioned as Auburns "Central Park" but it is blocked visible from Auburn Way by a large commercial block of properties. City Council has long had a goal of "opening up Les Gove Park to Auburn Way". The opportunity is now!

The parcels are located on Auburn Way South as well as on 12th Street. The acquisition of these parcels will provide the opportunity for expansion of the urban park as well as provide a welcoming site corridor into the existing 21 Acre Park. Les Gove Park is the home to the Auburn Senior Center, White River Museum, Auburn Library and the Auburn Activity Center, yet the public often does not know that the amenities exist due to the site and access limitations.

The purchase of these properties is significant as it will enhance an existing park property, provide an urban separator and increase open space for wildlife habitat in the area.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife Habitat. 1.44 acres that currently consists of asphalt and buildings will be returned to park setting inclusive of native plants and habitat.

C. Scenic Resources. The Les Gove Corridor acquisition project will provide a view corridor into Les Gove Park. This enhancement will lead visitors to numerous parks activities. Vehicular access to the site will be provided from the existing street access points.

F. Urban Passive-Use Natural Area Greenbelt. The purchase of this parcel will add 1.44 acres to the Auburn Parks and Open Space system. It will serve as a passive pedestrian connector between Auburn Way South and Les Gove Park. The property will create Green gateway into the park for pedestrian use as well as a visual path for those traveling in cars.

G. Park/Open Space Natural Corridor Addition. The Les Gove Park Expansion project is integrally linked to a series of community meetings and master planning meetings where the opening up of the park to Auburn Way South was a primary visioning goal. These parcels are critical to the expansion of the park and the opportunity to acquire them all at one time likely will not happen again.

2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please (1) mark all criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - 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 Credits (TDC) participation

C. Ownership complexity/willing seller(s)/ownership interest proposed. The City of Auburn has had preliminary discussion with the ownership group since 2010. A "Les Gove Park Expansion Mapping Plan" was prepared by BLRB Architects in 2010 as well. The City has had an interest in the property due to its interest in expanding Les Gove Park to Auburn Way as well as increasing the Green Footprint of our Urban Downtown. This is the first time that all 4 properties are available simultaneously.

D. Partnerships-Describe any public or private partnerships that will enhance this project. No partnerships exist at this time, but it is understood that various non-profit and education based organizations such as Eagle Scouts, Auburn School District and Green River Community College Environmental Education students would be involved in the conversion of the 1.44 acres of hardscape into a park like setting.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? The properties are identified in the Les Gove Park Expansion Plan (2010) and as part of the City Council Vision Plan from 2009 and 2012. It has been recommended that staff pursue the acquisition of the properties with the “Seller”.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

Due to the high visibility and location of the properties the City be the primary steward and maintenance provider of the property as well as extend our existing park system stewardship efforts to include these parcels through our Adopt-a-Park program. Over each of the last two years, in excess of 400 different volunteers, provided 2500 – 3500 hours of annual volunteer service.

The City will provide annual funding for routine maintenance and to support the stewardship efforts.

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$650,000
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**Allowable acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.*

Estimation of property value:

Briefly describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.

The City of Auburn was contacted by the property owner in 2012 related to this opportunity. The owner’s asking price is \$1,300,000. It is assumed that property value has maintained at a current level since that time. Appraisals have not been performed. The assessed land value is listed as \$1,371,100 in King County’s property records.

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$1,250,000-\$1,350,000
Title and appraisal work	\$18,000-\$25,000
Closing, fees, taxes	\$ 8,000-\$13,000
Relocation	-0-
Hazardous waste reports, Wetlands Report	\$5000-\$10,000
Directly related staff, administration and legal costs	\$7,000-\$10,000
Total Project Costs (CFT and other funds)	\$1,288,000-\$1,318,000

MATCHING FUNDS: Existing Sources	(Date) Expended or Committed	(Dollar Amount) Expended or Committed
City of Auburn Parks Acquisition Account	2013-2014 CFP	\$200,000

Total Matching Funds Currently Identified		\$200,000
<i>Unidentified Remaining Match Need:</i>		\$450,000

Unidentified remaining match need: What funds are anticipated, and what is the time frame?

Please discuss briefly how the unidentified remaining match need above will be met:

It is anticipated that the remaining matching fund need would be allocated from either the City of Auburn Parks Mitigation Fund/Impact Fee fund or the City’s annual allotment from the King County Parks Levy Fund for trails and open space acquisition.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
Landscape Planting and Restoration	\$25,000/lump sum	Proposed	Fall 2014/Spring 2015
On-going Stewardship	\$2,500 annually	Proposed	On-going
Tree Planting	\$10,000/lump sum	Proposed	Fall 2014/Spring 2015
TOTAL	\$37,500		

6. ATTACHED MAPS (Note: Two maps are now required; 1) site map and 2) general location

8 ½ x 11” maps are preferred, but 11x 17” is acceptable if folded and hole-punched for insertion into a three ring binder.

Site Map that shows the following:

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) park or open spaces, labeled and shown in dark green or distinct shading;

Location Map that shows the following:

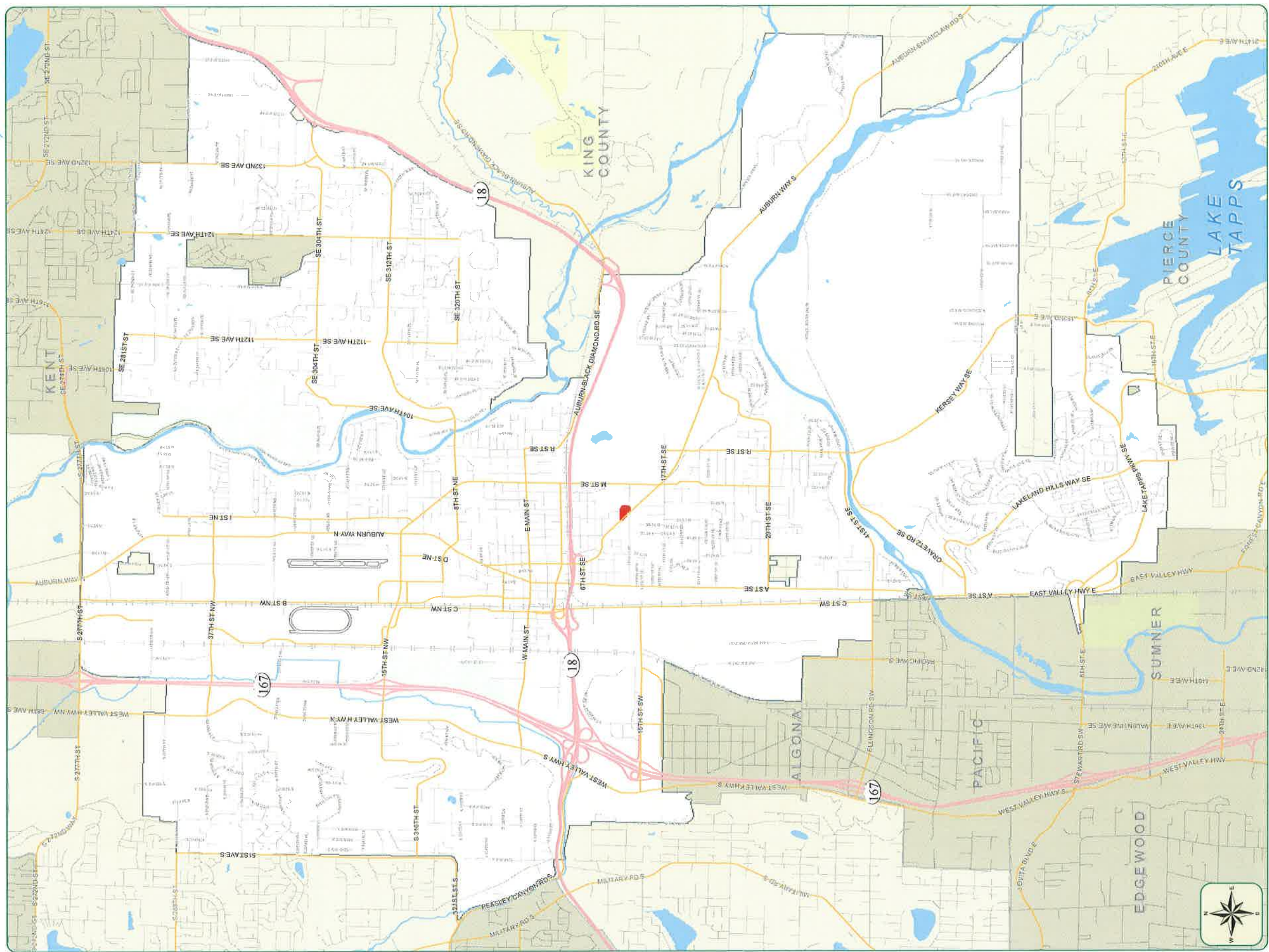
- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
 - Major water courses such as creeks, rivers, lakes or wetlands;
 - Major roads, arterial roads or regional trails.
- Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*

Les Gove Park Expansion CFT



-  City Interest Facility
-  Area of Interest
-  Other Parcels
-  Parcels of Interest

Les Gove Park Expansion Location Map



Area of Interest

Hydrology

- Streams
- Lakes and Rivers

Political Boundaries

- City of Auburn
- Surrounding Cities
- King and Pierce Counties

Transportation

- Arterials
- Highways
- Locals



Information shown is for general reference purposes only, and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.



Use the 3/17/09 sheet 1-10

LES GOVE PARK EXPANSION // OVERALL CAMPUS SITE PLAN



BLRB

7-22-2010