



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 201~~3~~⁴ ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME Normandy Park Nearshore Project – Foss (FKA)

Applicant Jurisdiction(s): Normandy Park

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: 8.72 acres **CFT Application Amount:** \$252,920
(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: John Greenwood **Phone:** 206.248.7603 Ext. 228

Title: Management Intern **Fax:** 206.248.8674

Address: 801 SW 174th Street, Normandy Park, WA 98166 **Email:** johng@ci.normandy-park.wa.us

Date: March 12, 2013

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

The shoreline of Normandy Park has some of the best remaining and functioning nearshore habitat of mainland Central Puget Sound. This relatively stretch of coastline is especially important as a key habitat for juvenile Green-Duwamish Chinook and is used by salmon from 9 rivers and 16 different hatcheries of Puget Sound for rearing, refuge, and as a migration corridor.

This project would permanently protect 300 feet of pristine shoreline and 8.72 acres of adjacent mature mixed Madrona forest, which currently has a buildable lot located within it but has not been developed. The property is listed as a priority site within the Green-Duwamish and Central Puget Sound (WRIA 9) Salmon Habitat Plan. In addition to its stand-alone merit, the property has significant collective conservation value due to its location close to Marine View Park.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input 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 |

Wildlife Habitat: The nearshore area adjacent to the property consists of a long, shallow bench which supports eelgrass beds and forage fish spawning habitat. The upland area is a mature mixed Madrona forest frequented by red-tailed hawks and bald eagles.

Salmon Habitat and Aquatic Resources: The WRIA 9 Green-Duwamish and Central Puget Sound Salmon Habitat Plan (2005) specifically identifies the property as a priority site due to its high quality, pristine, nearshore habitat and associated mature forested uplands. The plan identifies priority actions facilitated by this project that will improve productivity including:

- Protecting and improving riparian vegetation (All-2);
- Preventing shoreline armoring and fill (All-6);
- Protecting and increasing available vegetative shallow nearshore and marine habitat (Near-2); and
- Protecting and expanding 300 feet of forage fish spawning habitat (Near-4).

The property represents an opportunity to conserve nearshore habitat in the Green-Duwamish and Central Puget Sound Watershed. As noted in the Salmon Recovery Funding Board Nearshore Review group, the area is recognized as a regionally important shoreline, as it serves as a refuge and foraging habitat and a migration corridor to salmon of 9 rivers and 16 hatcheries of Puget Sound. This acquisition project provides a rare opportunity to protect high quality habitat, close the spatial gap between productive, dispersed habitats, and protect habitat-forming processes that are all essential for Salmon rearing, refuge, and migration.

2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please mark all criteria that apply and 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

Educational/Interpretive Opportunity: The property provides highly valuable educational and outreach opportunities.

Threat of Loss of Open Space Resources: The property is currently zoned as residential. The threat of potential development exists.

Feasibility: A previous attempt to obtain an easement on this property was made in 2008. At that time, the property owner did not wish to provide an easement to the City. Recently, the City was made aware that the ownership of the property passed to another individual. The new property owner has recently expressed interest in selling the property to the City for conservation purposes.

Partnerships: The City of Normandy Park foresees this project possibly involving a third-party nonprofit organization for acquisition and negotiation. The City plans to partner with King Conservation District, other State and Federal organizations.

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?

The City anticipates that the area will largely be maintained as part of its Metropolitan Parks District and parks maintenance program.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$252,920
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$0

^a*Allowable CFT 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.*

^b*King County projects only, if applicable.*

Estimation of property value:

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

Total property interest value was informally estimated by Forterra staff given previous assessments. Title and appraisal work, relocation, hazardous waste reports, and directly-related staff, administration, and legal costs were estimated by applying a 10% increase over amounts previously determined by Forterra in 2008. Closing fees and taxes were estimated by using previous closing costs from recent acquisitions of nearby Puget Sound waterfront properties.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$2,500,000 (subject to fair market value and negotiations)
Title and appraisal work	\$6,050
Closing, fees, taxes	\$16,000
Relocation	\$0
Hazardous waste reports	\$3,300
Directly related staff, administration and legal costs	\$3,850
Total Project Costs (CFT and other funds)	\$2,529,200

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
Total CFT Funds Previously Received This Project		<i>Community Salmon Fund funding of \$75,000 was previously received in 2006 in an attempt to acquire an easement. No other funding sources have been specifically identified, as this project was just endorsed by the City Council earlier in March 2013.</i>
Total Matching Funds and Past CFT Funds Currently Identified		
Unidentified Remaining Match Need		

Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

This application represents one-fifth of the fifty percent of the estimated funding needed to complete this project. The reason we are asking for this amount is because the new landowner has expressed selling off portions of the property at a time and we anticipate it will take five years to complete the entire project. As CFT grant monies require a 1:1 ratio and assuming our CFT grant application is accepted, we plan on splitting this project up over five years by applying for CFT grants each year and using them as the pillars upon which to build the financial aspect of our project. We plan on acquiring grant funding from KCD and other State and Federal organizations that provide grant money for conservation purposes, particularly those related to Salmon recovery. Like CFT, we plan on splitting this up among a five year period, meaning that we would be searching for \$252,920 per year in additional grant money from non-CFT sources such as those listed above.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
Private outreach by local community members to landowners and City Council.	\$4,100	Proposed	1990 – ongoing (this is a project that residents have been seeking to accomplish for many years).
TOTAL	\$4,100		

6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

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

Site Map that shows the following:

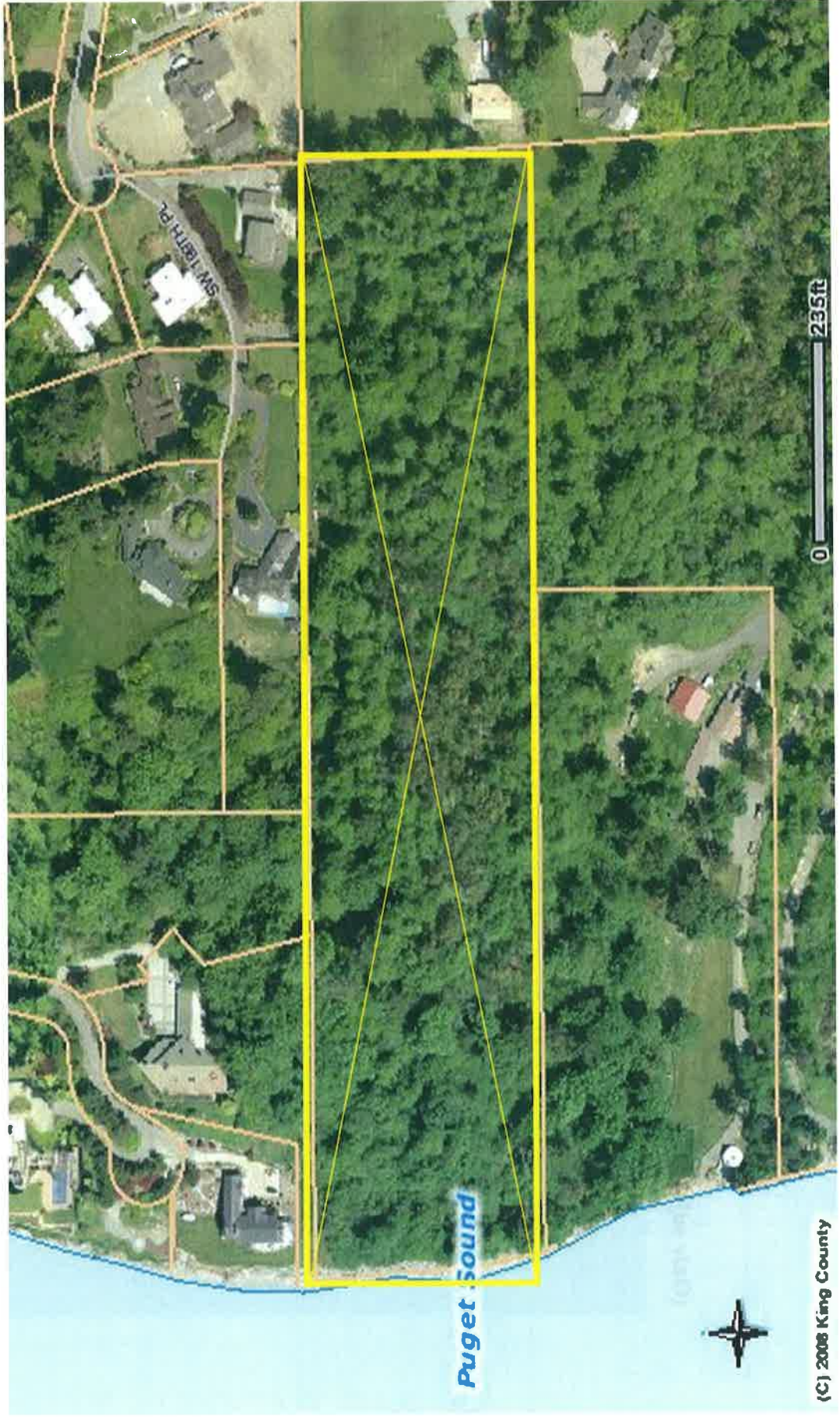
- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed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

SITE MAP

(Only adjacent or near point of interest is west—Puget Sound)



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