



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Kubota Gardens Greenspace

Applicant Jurisdiction(s): City of Seattle

Open Space System: Kubota Garden Greenspace
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 7.16 Acres **CFT Application Amount:** \$500,000
(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

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Contact Name: Chip Nevins, Acquisition Planner **Phone** 206-233-3879 **Email** chip.nevins@seattle.gov

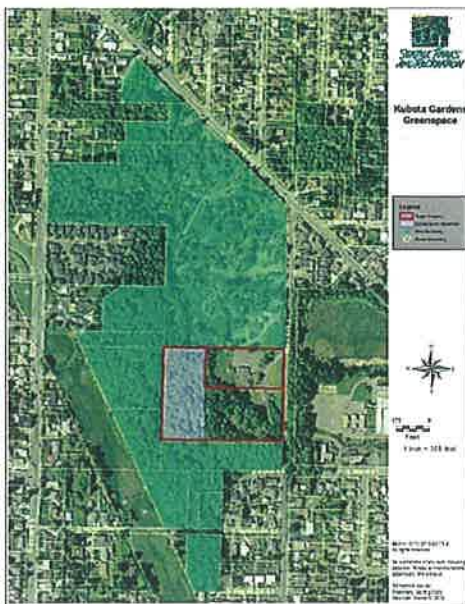
Address: Property & Acquisition Services **Fax** 233-7038

Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337

Date March 13, 2014

PROJECT SUMMARY:



Goal:

The goal of this project is to acquire two large inholdings in the Kubota Gardens Greenspace. The City was awarded \$400,000 in 2013 CFT proceeds to acquire the southernmost property. We have come to an agreement with that property owner, however the property appraised at higher than expected value. In addition, we have started discussions with the northern property owner. We are therefore asking for an additional \$500,000 of CFT proceeds for these 2 properties.

Background:

The Kubota Garden Greenspace is located in the Rainier Beach Neighborhood of southeast Seattle. It is a large tract of woodlands and wetlands surrounding Kubota Garden, a beautiful Japanese-American garden that preserves and extends the historic display gardens begun by Fujitaro Kubota and the Kubota Gardening Company in 1927. The Greenspace protects the headwaters of Mapes Creek, which feeds the Garden's water features. It also preserves the scenic backdrop for the Garden, known as its "borrowed landscape" in Japanese design tradition. In addition, the Greenspace serves as a native habitat reserve and provides a neighborhood open space that is traversed by a number of footpaths.

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 checked="" type="checkbox"/> E. Historic/cultural resources |
| <input checked="" 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 checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |



A. The purchase will help complete the preservation of the Kubota Garden Greenspace, a 16-acre reserve (current size) surrounding Kubota Garden, which is over 19 acres in size. The reserve's woodlands contain a number of large cedars as well as deciduous trees, and its wetlands are the headwaters of Mapes Creek. A large variety of bird species utilize the habitats in the Greenspace and Garden, including waterfowl and raptors such as Cooper's Hawks.

B. The Greenspace protects the headwaters of Mapes Creek, which feeds the Garden's ponds and other water features. The creek continues across Renton Avenue through Sturtevant Ravine (another Parks holding) and it then enters a pipe to its mouth in Beer Sheva Park on Lake Washington. It is important to preserve the creek headwaters because significant daylighting and restoration projects are being planned for the mouth of the creek and the adjoining Lake Washington shoreline. These projects aim to create high-quality fish refuge and rearing habitat at the mouth of Mapes Creek and a natural creek channel in the lower portion of the creek.

- C. The forested Greenspace is a scenic resource in its own right, and also preserves the scenic backdrop for the Garden, known as its "borrowed landscape" in Japanese design tradition. Viewshed protection is important to preserving the aesthetic value of the Garden and has been a major consideration in previous Greenspace acquisitions.
- E. Kubota Garden is a designated Seattle landmark that preserves and extends the Japanese-American display gardens begun by Fujitaro Kubota and the historic Kubota Gardening Company in 1927. Preserving the Greenspace is important to preserving the historic character and setting of the Garden because the Greenspace contains the headwaters of Mapes Creek, which feeds the water features that are central to the Garden's character. The Greenspace also preserves the scenic backdrop for the Garden, which was incorporated in its design as "borrowed landscape."
- F. Current City holdings in the Kubota Garden Greenspace total more than 16 acres and will be increased to over 23 acres by the acquisitions shown on the attached map. By filling major gaps in these City holdings, the new acquisitions will consolidate City ownership of the creek and wetland corridor.
- G. See F. above
- H. The Greenspace serves as a neighborhood open space and passive-use park, as well as a native habitat reserve.

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

A. The Kubota Garden Greenspace surrounds and extends Kubota Garden, a unique Japanese-American garden in southeast Seattle. A 1907 emigrant from Japan, Fujitaro Kubota, established the Kubota Gardening Company in 1923. He designed and built many private gardens, as well as gardens on the Seattle University campus and the Japanese garden at Bloedel Reserve. He is credited with the fusion of Eastern and Western styles we now recognize as unique to the Pacific Northwest. In 1927, he bought five acres in the Rainier Beach neighborhood and began his own garden. As Fujitaro's landscaping business prospered, his garden grew to include twenty acres. The family was very generous in sharing access to the garden; for many years it was a center for social and cultural activities for the Japanese community in Seattle. During the Second World War, the garden was abandoned for four years while the Kubota family suffered internment at Camp Minidoka in Idaho. Fujitaro and his sons rebuilt the landscape business after the war and began extensive plantings of nursery stock. In the sixties, Fujitaro placed over 400 tons of stone to create the Mountainside with featured waterfalls, reflection pools, carved stones and the plants that he had worked with throughout this life. In 1973, Japan awarded Kubota the Fifth Class Order of the Sacred Treasure for "achievement in his adopted country, for introducing and building respect for Japanese Gardening and culture."

Today Kubota Garden is owned by Seattle Parks and provides an exceptional landscape for educational and interpretive opportunities. The International Japanese Garden Association's annual meeting took place in Seattle in 2004. As part of the meeting, a celebration at Kubota Garden welcomed visitors from around the world. Seattle Parks has invested more than \$1 million in 2000 Parks Levy funds to increase ADA access to the garden, and to make other improvements that have enhanced the visitor experience while also preserving the historic character of the garden. The Greenspace surrounding the garden is critical to this southeast Seattle treasure. Mapes Creek, which rises in the Greenspace and flows through the garden, is receiving increased attention from Seattle Public Utilities, Seattle Parks, local residents and many students.

- B. The two parcels proposed for acquisition have market value for development of more than forty new home sites that would adjoin the Garden. Although there is a conservation easement along the western portion of the property protecting Mapes creek, the density of the new development would affect the hydrology as well as the viewshed of the core garden. In all likelihood, the new homes would be sited and designed to view the Garden and therefore intrude on views from within the Garden. The opportunity to protect and enhance the resource value of the existing, adjacent Park property will be lost if this site is not purchased now.
- C. Parks has negotiated a deal with one property owner and will close after the resolution of an encroachment by one of the neighboring properties. The second property owner has just indicated a willingness to sell the property.
- D. The Kubota Garden Foundation was founded in 1989 (<http://www.kubota.org>), and has long advocated for the acquisition of properties adjoining the Garden. The Foundation's ongoing fundraising and outreach efforts have provided special training for Seattle Parks gardeners, enhanced the Garden and Greenspace, and raised local and international awareness of the Garden and Greenspace,
- E. This property adjoins the boundary of the Kubota Garden Greenspace designated in Resolution 26853, which adopted the City's Greenspaces Policy. The Policy states that "properties that meet greenspaces criteria" - which these certainly do - "but that are not within the Designated Greenspace Boundaries are eligible for acquisition... without amendment of the Greenspaces Maps so long as the property is contiguous to or significantly benefits a Designated Greenspace."

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 properties will be stewarded and maintained by the Seattle Department of Parks and Recreation with the likely help of the Kubota Garden Foundation.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$500,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^aAllowable 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.

^bKing 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).

MAI appraisal has been done one of the properties and will be commissioned on the second property once the first property closes.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,800,000
Title and appraisal work	
Closing, fees, taxes	
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$1,800,000

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)
2008 Parks and Green Spaces Levy	November 2008	\$900,000
Total CFT Funds Previously Received <i>This Project</i>		\$400,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$1,300,000
Unidentified Remaining Match Need		\$0

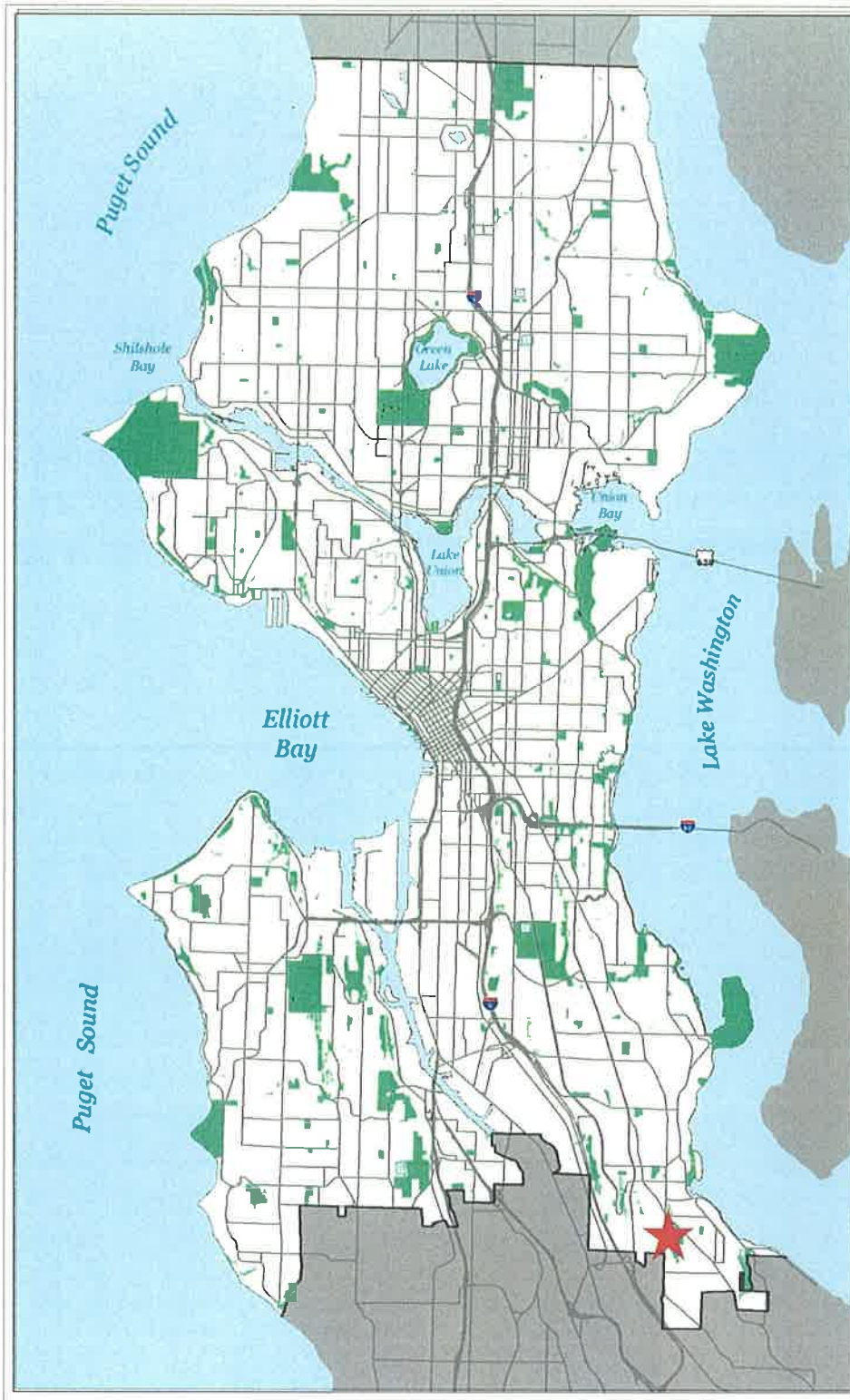
Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

Not applicable

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)
TOTAL			

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*)



LEGEND

- ★ Proposed Acquisition
- City Parks



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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Map date: April 9, 2009



Kubota Gardens Greenspace

Legend

- Target Property
- Conservation Easement
- Park Boundary
- Parcel Boundary



175 0
Feet
1 inch = 300 feet

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Orthophoto source:
Pictometry, Spring 2009
Map date: March 6, 2012

