

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME May Creek – Lincoln Properties

Applicant Jurisdiction(s): City of Renton

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

Acquisition Project Size: 1/3 Acre **CFT Application Amount:** \$174,545
(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: Leslie Betlach **Phone:** 425-430-6619

Title: Parks Planning and Natural Resources Director **Fax:** 425-430-6603

Address: 1055 South Grady Way **Email:** lbetlach@rentonwa.gov

Renton, WA 98057 **Date:** March 12, 2014

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.)

This project consists of acquiring two (2) parcels (Lincoln Properties) totaling 14,678 square feet (1/3 acre) which are contiguous to an additional two parcel, 1.9 acre bequest (Kenyon Bequest) to the City of Renton. The Kenyon Bequest is located along the north and east Lincoln Properties property lines. The Kenyon Bequest connects to publicly owned parcels in the May Creek Greenway. The Lincoln Properties acquisition is accessed off of 114th Avenue SE and the parcels are primarily flat. The sloped vegetated portions contiguous to the Kenyon Bequest will remain undeveloped and contain Douglas Fir, Big Leaf Maple, Alder, Sword Fern, and other native species along with wildlife associated with that habitat. Future plans for the Lincoln Properties acquisition include installing a small parking area for trailhead access, ADA access from the parking area to the Kenyon Bequest log home, and a soft surface trail connection to the May Creek Greenway (terms of the bequest stipulate that the property be *minimally developed – for example no paved parking*).

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 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 type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

D. Community Separator

Medium - As reflected on the attached Location Map, the May Creek corridor separates intensely developed neighborhoods from one another.

F. Urban passive-use natural area/greenbelt

High - These parcels are critical to providing parking, a formalized trailhead access and a future soft surface trail in the May Creek corridor which will one day connect Cougar Mountain to Lake Washington. Intensive urban development along the Greenway boundaries is steadily occurring, thereby increasing population density in adjacent neighborhoods. Open space in the May Creek valley is critical to the quality of life for the human and wildlife population surrounding this area. In addition to King County, the City of Newcastle and WSDOT, the City of Renton currently owns 24 parcels totaling 55 acres along the May Creek corridor.

G. Park/open space or natural corridor addition

High - The Cities of Renton and Newcastle, and King County already own the majority of the land along May Creek and its Valley upstream from Lake Washington Blvd. Honey Creek, a tributary of May Creek, and its valley, is the site of further extensive property owned by the City of Renton. The vision of these jurisdictions is to protect this natural corridor along these waterways, and connect Lake Washington to Cougar Mountain and Cougar Mountain to the City of Bellevue's Coal Creek Greenway. This parcel is a natural component of that vision.

H. Passive recreation opportunity/unmet needs

High - King County and the City of Renton (and more recently the City of Newcastle in the mid 90's) have been acquiring land in the May Creek Corridor since the late 1980's. The long term vision has been to connect this corridor to King County's Cougar Mountain Regional Park and the City of Bellevue's Coal Creek Park, then looping south to the May Creek Corridor as part of the Lake Washington Loop Trail system.

The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).

The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails.

Within the last few years the Barbee Mill development added approximately 115 dwellings from the mouth of May Creek to Lake Washington Blvd. In addition, the Seattle Seahawks Headquarters facility is located in close proximity also attracting further development. Homes are being built at a rapid pace all along the periphery of the May Creek Valley, significantly increasing the population density surrounding it. The opportunity and need for passive recreation grows with each new family that occupies one of these dwellings. Continued acquisitions within the May Creek corridor provide opportunities for passive recreation in an urban area.

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. Educational/interpretive opportunity

High - The Lincoln Properties acquisition will provide parking and an ADA connection to the Kenyon Bequest where interpretive amenities and a soft surface trail connection to the May Creek Greenway are proposed.

C. Ownership complexity/willing seller(s)/ownership interest proposed

High - The City acquired the property in 2013. The acquisition was a fee simple acquisition.

D. Partnerships – Describe any public or private partnerships that will enhance this project

Medium - The City's Volunteer Program is administered in the Community Services Department. In 2013, 2,518 volunteers donated 26,586 hours in park facilities. This program has a dedicated "Volunteer Trailer" with over 200 tools available to support volunteer efforts. The City will work with the Program Manager to develop partnerships and utilize volunteers for open space maintenance and future soft surface trail development. Recent examples of volunteerism in this corridor include:

1. 2013 Arbor Day-Earth Day Planting – 150 volunteers planted 1,500 native trees and shrubs along the City's first soft surface trail segment along the May Creek corridor located east of Lake Washington Blvd. and west of I-405 on the north side of May Creek
2. 2013 Invasive Plant removal by the Washington Conservation Corp

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, two adopted plans and one Community-wide Telephone Survey as follows:

- By Resolution Number 4123, the Renton City Council adopted the Parks, Recreation and Natural Areas Plan on November 7, 2011. Acquisitions in the May Creek Greenway system are identified as the number two (2) overall City priority. (Appendix C, Page 213). Acquisitions in the May Creek Greenway system are also identified by Community Planning Area – Kennydale Community Planning Area (Page 105) and East Plateau Planning Area (Page 97).
- The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).
- The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails.
- By Resolution 4005, the Renton City Council adopted the Trails and Bicycle Master Plan on May 11, 2009. Page 63 identifies the May Creek Trail as the number three (3) priority for trail development.

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?

As with recent King County Conservation Futures funded acquisition projects, the City will budget maintenance monies for the ongoing maintenance of the site, and will utilize Best Management Practices minimizing potential impacts to the natural areas adjacent to this parcel.

In conjunction with the City's Neighborhood Coordinator, the City's Resource and Funding Manager, and the City's Urban Forestry and Natural Resources Manager, we anticipate the continued involvement in natural habitat enhancement, annual clean ups, invasive species removal, and general open space oversight as well as community involvement in developing the soft surface trail connection.

Previous 2013 Volunteer stewardship projects coordinated and completed in Renton along May Creek include:

- Arbor Day-Earth Day Planting – 150 volunteers planted 1,500 native trees and shrubs along the City's first soft surface trail segment along the May Creek corridor located east of Lake Washington Blvd. and west of I-405 on the north side of May Creek
- Invasive Plant removal by the Washington Conservation Corp

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$174,545
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).

The City purchased both parcels in 2013 for \$349,090 including all environmental and incidental costs. The total Assessed Valuation for both parcels was \$389,090. (The 2012 A.V. for parcel 334510-0049 was \$196,000 and the 2012 A.V. for parcel 334510-0048 was \$193,000). The Seller was ready to close with another buyer and the buyer backed out. The Seller then contacted the City for a quick sale at a reduced cost. The Seller and the City executed a Purchase and Sales Agreement for a purchase price of \$345,000.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$345,000
Title and appraisal work	
Closing, fees, taxes	\$819
Relocation	
Hazardous waste reports	\$3,271
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$349,090

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)
2007 King County Parks Expansion Levy	May 22, 2013	\$349,090
Total CFT Funds Previously Received <i>This Project</i>	0	0
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	0	0
Unidentified Remaining Match Need	0	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.

N/A – There is no unidentified remaining match needed.

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	0	0	0

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).*

May Creek – Lincoln Properties Site Photos

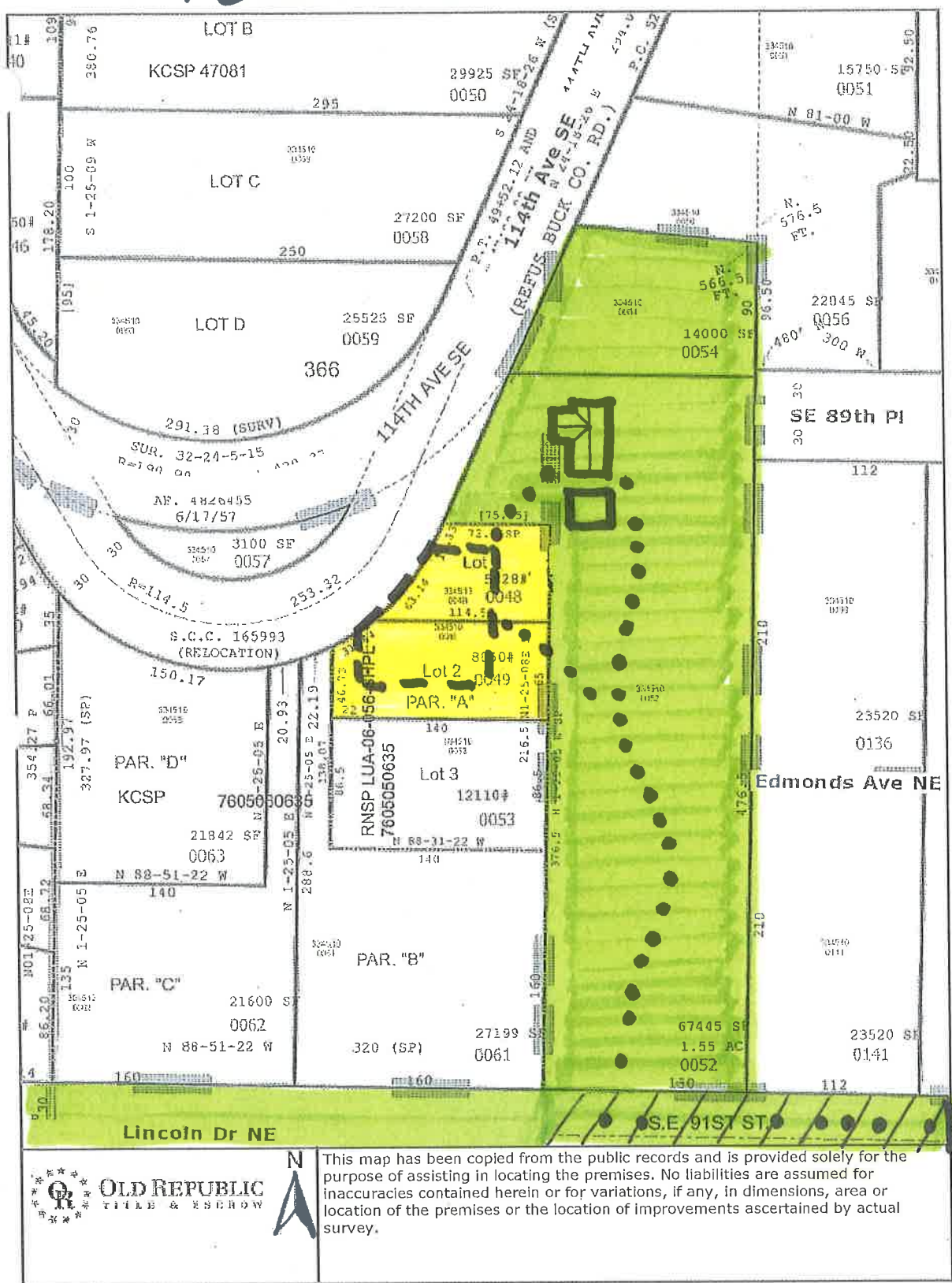





Looking North from property to 114th Ave. SE
(background)





Looking South East from Property
toward Kenyon Bequest

MAY CREEK - LINCOLN PROPERTIES SITE MAP



-  LINCOLN PROPERTY ACQUISITION
-  KENYON BEQUEST
-  FORESTED CITY R.O.W.

-  FUTURE SOFT SURFACE TRAIL
-  FUTURE TRAIL-HEAD PARKING AREA

