



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Paramount Park Open Space Acquisition II

Applicant Jurisdiction(s): City of Shoreline

Open Space System: Not Applicable

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

Acquisition Project Size: 17,084 sq feet (0.39 acre)

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

CFT Application Amount: \$34,997.77

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Dick Deal

Phone: (206) 801-2601

Title: Director, Parks, Recreation and Cultural Services

Fax: (206) 546-1524

Address: 17500 Midvale Avenue N

Email: ddeal@shorelinewa.gov

Shoreline, WA 98133

Date: March 6, 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.)

The current Paramount Park Open Space in the City of Shoreline is 10.3 acres consists of a small grass plot, an informal parking area, hillsides, wetlands, ponds, and a system of informal unpaved trails. The purchase of 1 parcel would extend the open space an additional 0.4 acres and provide additional environmental resources to Paramount Park Open Space. This parcel, adjacent to Paramount Park Open Space, is one of the few undeveloped areas available that have potential environmental resources. The parcel has substantive value both environmentally and for passive recreation purposes. It is currently adding passive recreation value to the park.

Conservation Futures assisted the City in expanding Paramount Open Space with the 2004 purchase of 0.4 acres of adjacent land (Ekins property). We applied for and received 2007 CFT funds to purchase the property this application is requesting funds for, however, after putting earnest money down for the property, the property owner backed out of the purchase. The property has changed owners several times since then (further information on the purchase process in Section 2); but the City remained committed to adding the important property to our parks system. After the property changing hands several items since then, negotiation with a willing seller took place in summer 2013, and the purchase was approved by City Council and completed in October 2013.

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 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 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 |

Wildlife habitat or rare plant reserve

Within the potential acquisition land, as well as the current Paramount Park Open Space, approximately 95% of the site contains native plants, and is the habitat for ducks, birds and other wildlife. The existing open space provides habitat for feeding, resting, wintering, reproduction, nesting and cover for pond life and birds. While no opossum, raccoon, bats, or other rodents have been identified, there is ample habitat for them as well. They have been sighted in the area and could be using this area for all the needs identified above. The current open space and potential acquisition property provide a variety of communities. There is a tree canopy with a Bigleaf Maple, Mountain Ash, Douglas Fir, Poplar, Red Alder, Hemlock and White Pine. The understory has Vine Maple, Willow, Paper Birch, Pacific Dogwood, Filbert, Indian Plum, Cascara for smaller trees and Salmonberry, Currants, Wild Rose, Oregon Grape, Red Huckleberry, Salal and Snowberry for cover. There are different grasses and perennials: buttercup, Mare's-tail, Horsetails, False Lily- of-the-Valley, Fireweed, Native trailing blackberry, Stinging nettle, and Foxglove in the meadow area. The growth appears to be approximately 80-100 years old.

There are a few streams located in the current open space, which is identified as being within the Thornton Creek Watershed. These ponds contain beetles, striders and other pond life, on which ducks feed. There is ample above-ground cover for birds and small mammals. Amphibians include Frog and Salamander. In the meadow area, moles, shrews and other below-ground animals would find protection. There are habitat trees for Chickadees and Woodpeckers to make burrows and for branch nesting. For the building of nests, there are grasses, mosses, lichens, and small branches present. Key species in Paramount Park Open Space and the potential acquisition site include various birds, including the Chickadee, Mallard Duck, Flicker, and Robin. For feeding, the habitat contains a variety of berries, flowers, and insects. In the meadow area, earthworms are abundant. All species identified could complete their life cycles in this open space. The current Paramount Park Open Space is sufficient in size to support these species and would benefit by an adjacent property.

Urban passive-use natural area/greenbelt

The current Paramount Park Open Space extends from NE 152nd Street to NE 146th Street and is approximately ½ city block wide. The parcel to be acquired is located near the "center" of the current Paramount Park Open Space. The current open space is actually 2 large parcels and 1 smaller parcel, connected by an undeveloped right of way (at NE 148th Street). The parcel that we are applying for lies between 2 parcels that are developed. This parcel would contribute significantly to the current open space by further buffering the wildlife habitat and the entrance to the park at NE 148th Street and 12th Avenue NE. The current Paramount Park Open Space has been mostly left in its undeveloped and natural space, but for the exception of a small grass plot (approx. 0.5 acre) near the center of the open space.

Passive recreation opportunity/unmet needs

Within the City of Shoreline, there are thirteen City-owned open space sites consisting of approximately 107.7 acres (along with woodland space in many other City parks). The City's ratio for open space vs. population is 2.01 acres/1,000 residents. Ratios for other communities in our region range from 0.45 acre to 5.22 acres per 1,000 residents. The acquisition of this parcel will significantly impact the open space resources in Shoreline. The need for additional open space resources is listed in the City's Parks, Recreation, and Open Space Plan (PROS Plan) as an unmet need in the City of Shoreline. The City adopted this PROS plan in July 2011. The plan also identifies the limitations on increasing the amount of open space in Shoreline, due to the limited number of undeveloped parcels available.

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

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

The City of Shoreline previously received 2007 CFT funds to purchase this property. Unfortunately, after reaching an agreement with the previous owner; the deal fell through and the City returned the funds to King County as there was no potential seen to move the process forward. Since that time, the property has changed owners several times, with the most recent owner contacting the City to seek information on developing the property. It was at that time we were made aware of the possible willingness to sell. We were also contacted by neighbors who conveyed their desire to maintain the property in its current state. The City Council directed staff to contact the current seller to negotiate the sale of the property.

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?

In terms of ongoing stewardship of the park, the City of Shoreline wants to be certain that activities performed in the open space are performed within the context of the overall environmental health and passive recreation of the site. As Paramount Open Space is designated as an open space reserve, we do not anticipate any capital projects within the park.

Shoreline Parks Maintenance Staff will perform any maintenance necessary on the property. Any additional costs have been factored into the ongoing maintenance budget.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$34,997.77
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 attempted to purchase the property in 2008. At that time, the property was appraised at \$70,000 (they had purchased it several months earlier for \$120,000). In December 2011, the property was purchased by the current owners from King County (after the property was taken due to unpaid property taxes). After being alerted by neighbors of potential development opportunity on the site, City Staff met with the owners to express the City's interest in purchasing their property. The owners agreed to sell for the \$70,000 valuation from the 2008 appraisal. An updated appraisal was not deemed necessary based on the following factors: 1) the general residential real estate market trends from 2008 to present; 2) no new condition on the parcel or changes in critical area regulations; and 3) the owner's tax assessment appeal in 2011 that resulted in some level of individualized scrutiny of development potential, yet still resulted in a final assessed value of \$115,000.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$69,502.79
Title and appraisal work	\$ 492.75
Closing, fees, taxes	
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$69,995.54

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)
City of Shoreline General Capital	Expended 10/14/2013	\$34,997.77
Total CFT Funds Previously Received <i>This Project</i>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
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.

There are no additional funds 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			

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.

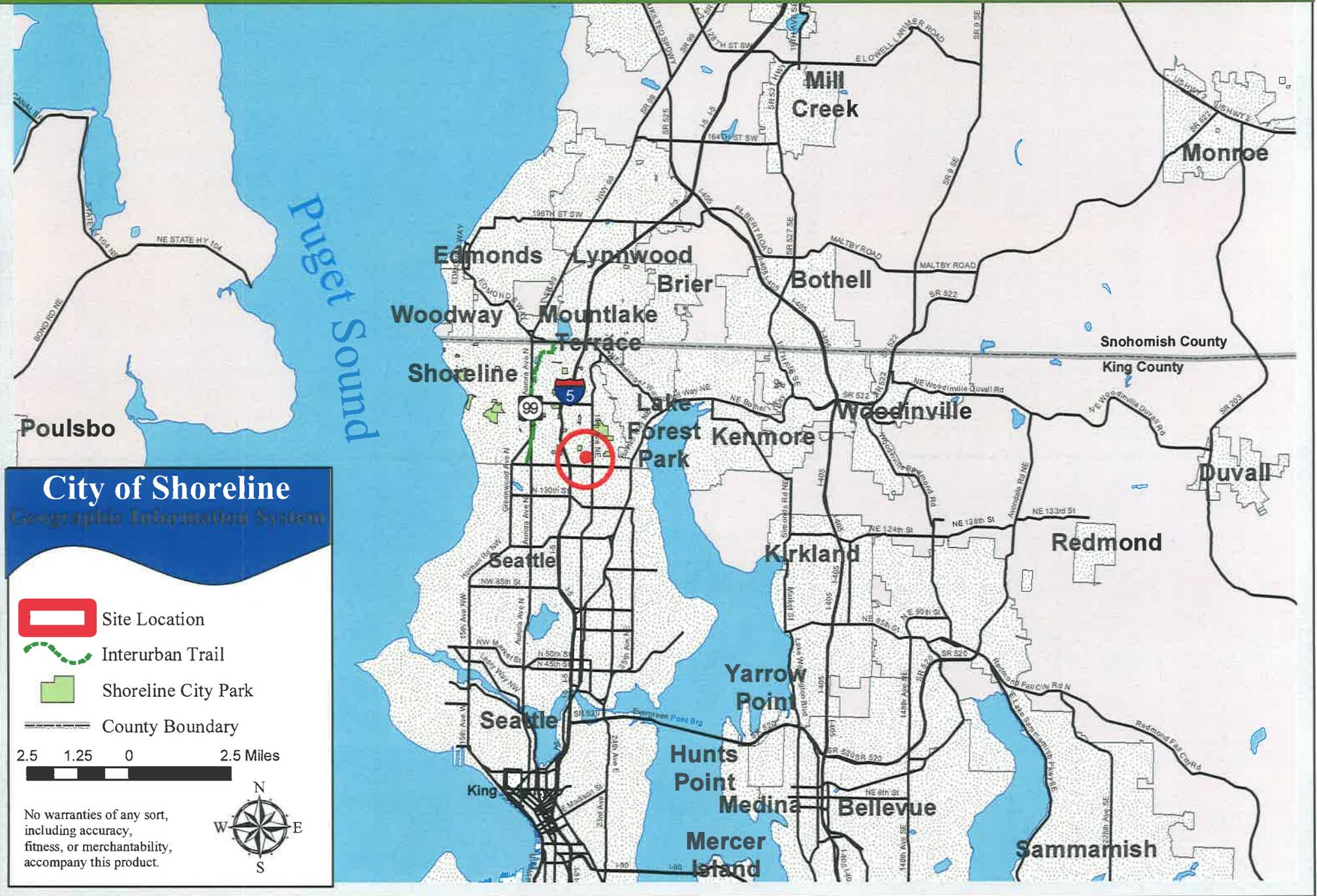
Site Map that shows the following:

- 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).*

Paramount Open Space--Regional Location Map



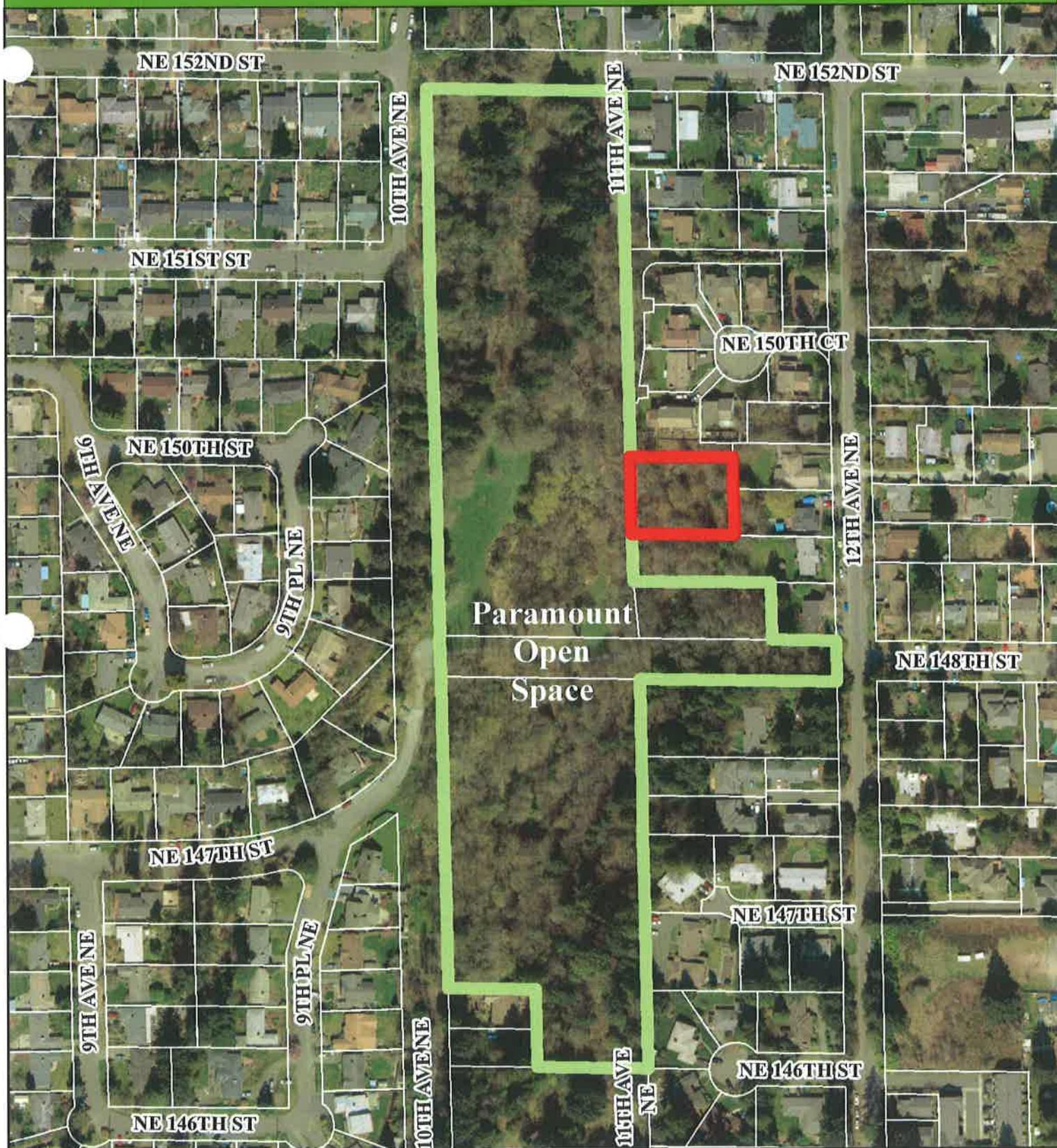
City of Shoreline Geographic Information System

-  Site Location
-  Interurban Trail
-  Shoreline City Park
-  County Boundary



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

Paramount Open Space--Aerial View



City of Shoreline

Geographic Information System



Site Location



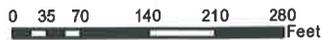
Park Boundary



Tax Parcel



Aerial Imagery flown during April, 2012.



Date: 2/13/2014
Document Name: SiteAerialParamount