



King County

**CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: West Duwamish Greenbelt

Applicant Jurisdiction(s): City of Seattle

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

Acquisition Project Size: .39 acres **CFT Application Amount:** \$ 450,000
(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

Contact Name: Chip Nevins **Phone** 206-233-3879

Title: Acquisition Planner **Fax** 206-233-7038

Address: Property & Acquisition Services **Email** chip.nevins@seattle.gov
Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337 **Date** March 18, 2015

PROJECT SUMMARY:

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



Goal:

The goal of this project is to acquire a strategic in-holding property in the West Duwamish Greenbelt. The targeted property is a .39-acre property with a house on it, surrounded on all sides by City property. The acquisition would consolidate ownership in the greenbelt and remove a maintenance headache for the department. The City is requesting \$450,000 in CFT proceeds to purchase the site.

Background:

In the past 20 years the City has protected large portions of this open space systems through property acquisitions, transfers of jurisdiction, and voluntary conservation. Nevertheless, there are still gaps in these systems, and a number of properties warrant acquisition.

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 add. |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |



A. The purchase of the target property would consolidate Parks ownership, enhance a critical wildlife corridor in Seattle's largest greenbelt and provide necessary access for restoration of the forest in this part of the greenbelt. Neighbors have seen a variety of wildlife in this heavily forested portion of the designated greenbelt including red fox, bald eagles and red-tailed hawks.

C. The target property is part of the scenic forested hillside above West Marginal Way SW, which is visible from I-5 and the West Seattle Bridge.

D. The property is a part of the wooded buffer between industrial uses along West Marginal Way SW and the residential neighborhood and elementary school at the top of the hill.

F. Current City holdings in the West Duwamish Greenbelt total over 350 acres. The target property fills a gap in public ownership and would help preserve an important urban wildlife corridor.

G. See F. above

H. The Delridge Neighborhood, to the west of the target property, is a designated Neighborhood Revitalization Area. The City's strategies to achieve revitalization include the provision of recreation and environmental amenities.

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
- A. Preservation of the targeted .39 -acre property is critical to preserving one of Seattle's major wildlife corridors. The property will provide the only access to this part of the greenbelt for educational and restoration opportunities. The property is just down the hill from the Cooper Elementary School on the crest of the ridge. The school has a special environmental education program based on the resources present in the greenbelt.
- B. The City had been working with the previous owner for the past 10 years on a variety of issues. That owner went bankrupt suddenly in 2014 and the property was sold at auction to a real estate developer. The property is crucial for access and connectivity of the greenbelt and if the site were redeveloped the opportunity would be lost. Development would also negatively impact the Department's maintenance facility next door due to drainage and access issues.
- C. Seattle Parks has a signed agreement with the current owner and is scheduled to close on March 19, 2015.
- D. The acquisition will be enhanced by the ongoing partnerships for education and stewardship in the Delridge open space systems. These include the integration of environmental education in school curricula and voluntary reforestation and site enhancement projects coordinated by the by Seattle Public Utilities, Seattle Parks and Recreation, the Green Seattle Partnership as well as by the community groups of Pigeon Point Neighborhood Council, Friends Of Creeks and Urban Salmon (FOCUS).
- E. As part of the West Duwamish Greenbelt, the property is included in Seattle's Green Spaces Policy and in Seattle's Parks and Recreation 2011 Development Plan. It is also included in the Delridge Neighborhood Plan.

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?

Seattle Parks will maintain the park as part of the West Duwamish Greenbelt. There are numerous community groups actively working on projects in the West Duwamish Greenbelt. These groups will likely help to steward the new property.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$450,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL:

**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.

Estimation of property value: Appraisal by independent contract MAI appraiser

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$845,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$10,000
Relocation	
Hazardous waste reports	\$5,000
Directly related staff, administration and legal costs	\$30,000
Total Project Costs (CFT and other funds)	\$900,000

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
2008 Parks and Green Spaces Levy, Neighborhood Park Acquisition subcategory	November 2008	\$450,000
Total Matching Funds Currently Identified		\$450,000
<i>Unidentified Remaining Match Need:</i>		none

Unidentified remaining match need

Please discuss briefly 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 in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
see earlier discussions of Additional Factors and Stewardship & Maintenance	none claimed		
TOTAL			

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.*



**West Duwamish
Greenbelt Addition**

LEGEND

- ★ Proposed Acquisition
- City Parks



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Map date: April 9, 2009

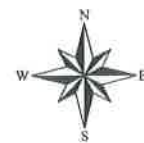
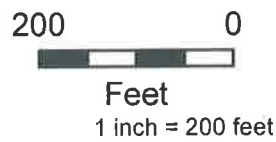


West Duwamish GB: 4201 16th Avenue SW



Legend

- Target Property
- Parks
- Parcel Boundary



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Map date: February 26, 2015