



King County

K.C. Date Received _____

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

PROJECT NAME West Hill Auburn Park Assemblage

Applicant Jurisdiction(s): City of Auburn

Open Space System: West Hill Auburn

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

Acquisition Project Size: 14.75 acres (6 parcels)

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

CFT Application Amount: \$800,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Date: 3/16/2015

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 purpose of the project is to purchase 6 parcels of land totaling 14.75 acres that will allow for the preservation of existing open space. The parcels are located on the recently incorporated West Hill of Auburn, near the intersections of 56th Ave W and 326th in NW Auburn. The parcels have outstanding open space, Community Park and trail potential that fits several of the Conservation Futures funding criteria. The purchase of this property is significant as it will enhance and maintain open space for wildlife habitat and aquatic species on and around the area. It will serve as an ideal spot for passive and active recreation and establish potential interpretive and educational opportunities for citizens of all ages. This acquisition will help the city reduce a critical shortage of neighborhood parks in this rapidly developing area.

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

A. Wildlife Habitat. **Medium-High** The properties under consideration contribute to a functioning wildlife system in the West Hill area. Numerous wetlands and natural forests exist in the area. Acquisition of the properties will assist in protecting and improving wildlife habitat, providing for more diverse and healthier riparian habitat for a variety of species including birds, amphibians and mammals. Auburn will continue to plant trees, native scrubs and ground cover, contributing to the wildlife habitat system. Should the parcel(s) be sold for development, Up to 50 homes could be constructed on the parcel(s), decreasing the chance of habitat restoration and public access.

B. Salmon Habitat and Aquatic Resources. **Medium-High** The parcel(s) proposed for acquisition contain a stream and associated wetland areas. The on-site stream is the headwaters of a tributary to Mill Creek, a salmon bearing stream that supports ESA listed Puget Sound Chinook Salmon. Protection of these properties and future aquatic restoration activities will greatly benefit downstream areas within the Green-Duwamish River Watershed.

C. Scenic Resources. **Medium** The proposed acquisition areas provide territorial view opportunities as well as riparian and aquatic species. Acquisition of these sites protects the open space character of the neighborhood. Loss of these properties to development will negatively impact the scenic resource of commuters as well as future residents of this rapidly growing neighborhood.

D. Urban Passive-Use Natural Area Greenbelt. **High** Acquiring and preserving open space and developing neighborhood parks in underserved neighborhoods is a priority of the City of Auburn. Purchase of this parcel will add approximately 14.75 acres to the Auburn Parks and Open Space system. It will serve as a passive pedestrian connector between single family residences on the West Hill of Auburn. The property will create, enhance and preserve recreation opportunities for walking, hiking and nature viewing for urban and regional residents. City Park and Trail Policies (7.1.1, 7.1.2) identify the need for trails in the City. One of the primary concerns of residents of the west hill prior to incorporation was the preservation of available open space as well as the development of a neighborhood park.

E. Park/Open Space Natural Corridor Addition. **High** These parcels provide largely undeveloped land opportunities that will serve as a separator between quickly developing residential communities. Two housing assemblages, in excess of 250 homes are proposed within ½ mile of the sites.

F. Passive Recreation Opportunity/Unmet Needs. **High** The GMA compliant City of Auburn Parks, Recreation and Open Space Plan objectives emphasize targeting the purchase of significant open space areas. This site qualifies for purchase under that objective and significantly reduces the unmet parks needs of the West Hill. Based on 6 acres per 1000 of parkland, this acquisition begins to fulfill the unmet need as only one (1) undeveloped park (no developed parks) are currently on the West Hill.

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. The West Hill Auburn Park property will provide for an interpretive looped trail design element. In addition, the local elementary school could use the site for habitat and wetland education. Interpretive signage could be added to educate visitors about species or the importance of the wetlands hydrological function.

B. Threat of loss of open space resources. The proposed parcels are under great threat of development. Wildlife habitat, passive-use natural area, natural corridor addition and unmet needs will be affected if the property is not preserved. The potential exists that the property could be developed into 40-60 single family residences which would negatively impact the natural resource. The result will be a loss of habitat quantity and quality, open space resource connectivity and passive recreation usage.

C. Ownership complexity/willing seller(s)/ownership interest proposed. The City has had an interest in the property(s) in part due to its interest in expanding open space and preserving the natural habitat of the community. The varied owners have not been contacted by the City of Auburn but are frequently approached by potential developers.

D. Partnerships-Describe any public or private partnerships that will enhance this project. No partnerships exist at this time, but it is understood that various non-profit and education based organizations such as Eagle Scouts, Auburn School District and Green River Community College Environmental Education students would be involved in the removal of non-native species as well as the planting of native plants and trail development following the acquisition of the property. The City of Auburn is committed to stewardship of the property and public education programming.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? The property is not specifically identified in an adopted plan but in as much as it is recommended the available properties be reviewed for purchase related to the West Hill of Auburn. Numerous goals and policies support the preservation of open space and the development of neighborhood parks.

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?

Due to the precious nature of land, it is ideal for volunteer stewardship efforts. The City will extend existing park system stewardship efforts and support neighbors and other interested citizens in forming a new stewardship group for this park through our Adopt-a-Park program. Over each of the last two years, in excess of 400 different volunteers, provided 2500 – 3500 hours of annual volunteer service. Now under the tutelage of our Parks Manager, the continued growth of this program is anticipated

For the initial restoration efforts, the City will develop a vegetation inventory and preservation/enhancement plan as part of the park master plan process. The City will provide annual funding for routine maintenance and to support the stewardship efforts. The City has a long tradition of outstanding park maintenance that is both supported and appreciated by elected and the citizens.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$800,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: N/A

^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).

It is assumed by in-house review that approximately \$1,600,000 will be necessary to acquire properties in this West Hill Assemblage Area to allow for the development of an approximate 14.75 acre park. The City of Auburn is prepared to conduct feasibility work, including contracting for acquisition services, MAI evaluation, plat engineering, wetlands review, to determine the fair market value of the properties.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,372,500 (assessed value plus 25%)
Title and appraisal work	\$60,000
Closing, fees, taxes	\$150,975 (5% closing, 6% acq.cons.)
Relocation	\$0
Hazardous waste reports	\$6,000
Directly related staff, administration and legal costs	\$10,000
Total Project Costs (CFT and other funds)	\$1,599,475

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)
		\$0
Total CFT Funds Previously Received This Project		\$0
Total Matching Funds and Past CFT Funds Currently Identified		\$0
Unidentified Remaining Match Need		\$800,000

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.

It is anticipated that the remaining matching fund need would be allocated from a combination of the City of Auburn Parks Mitigation Fund/Impact Fee fund as well as utilizing a portion of our allotment from the King County Parks Levy

Fund for trails and open space acquisition. In addition the City of Auburn will be applying for a RCO acquisition grant for \$500,000, and if successful the funds will be available in 2017.

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)
Stewardship Days/City-wide work parties provide on-going voluntary maintenance and preservation efforts to protect and enhance our parks and open spaces.	Not for this application. Efforts will commence upon acquisition		
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.

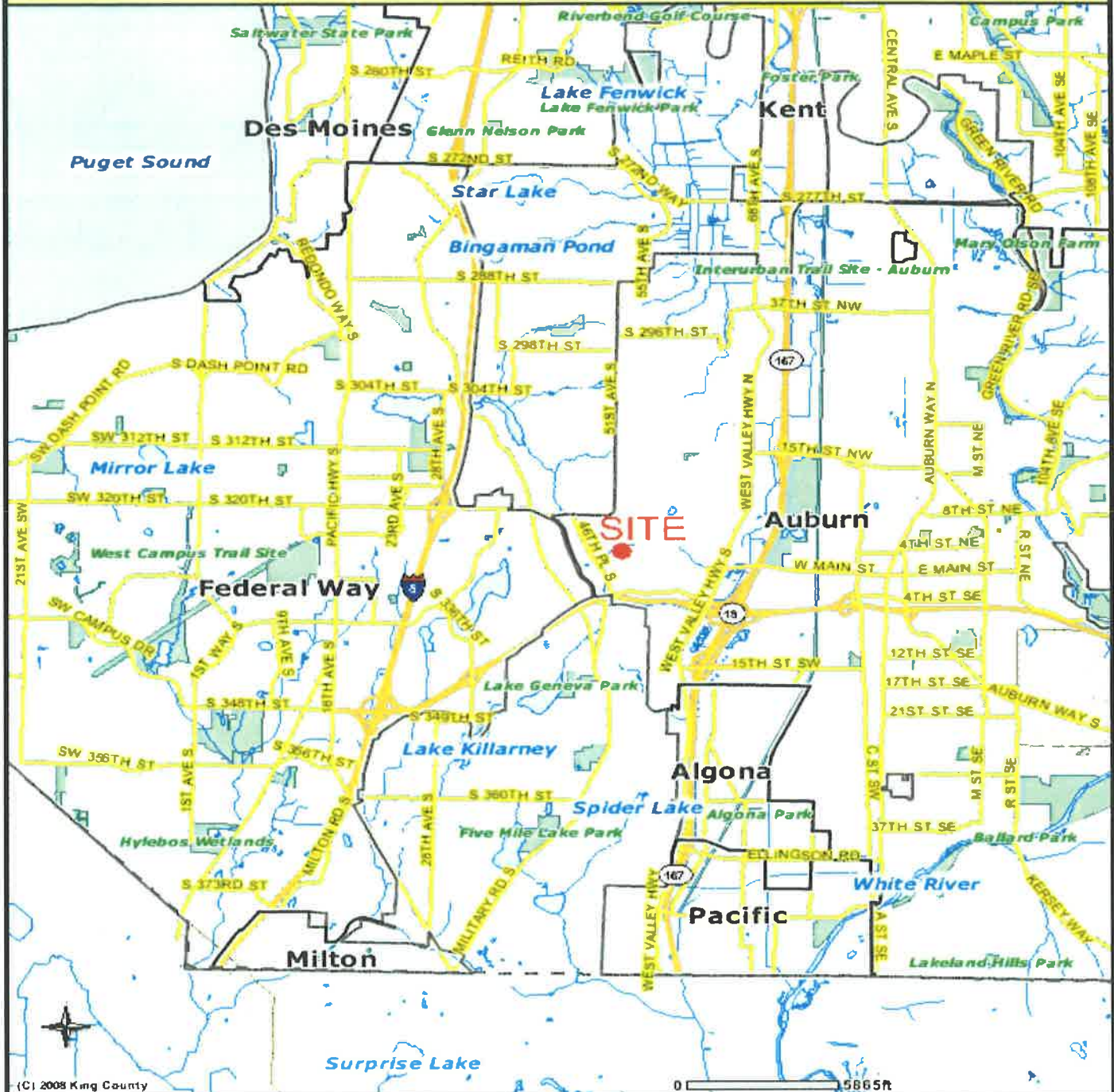
Site Map that shows the following:

- 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).*

LOCATION MAP



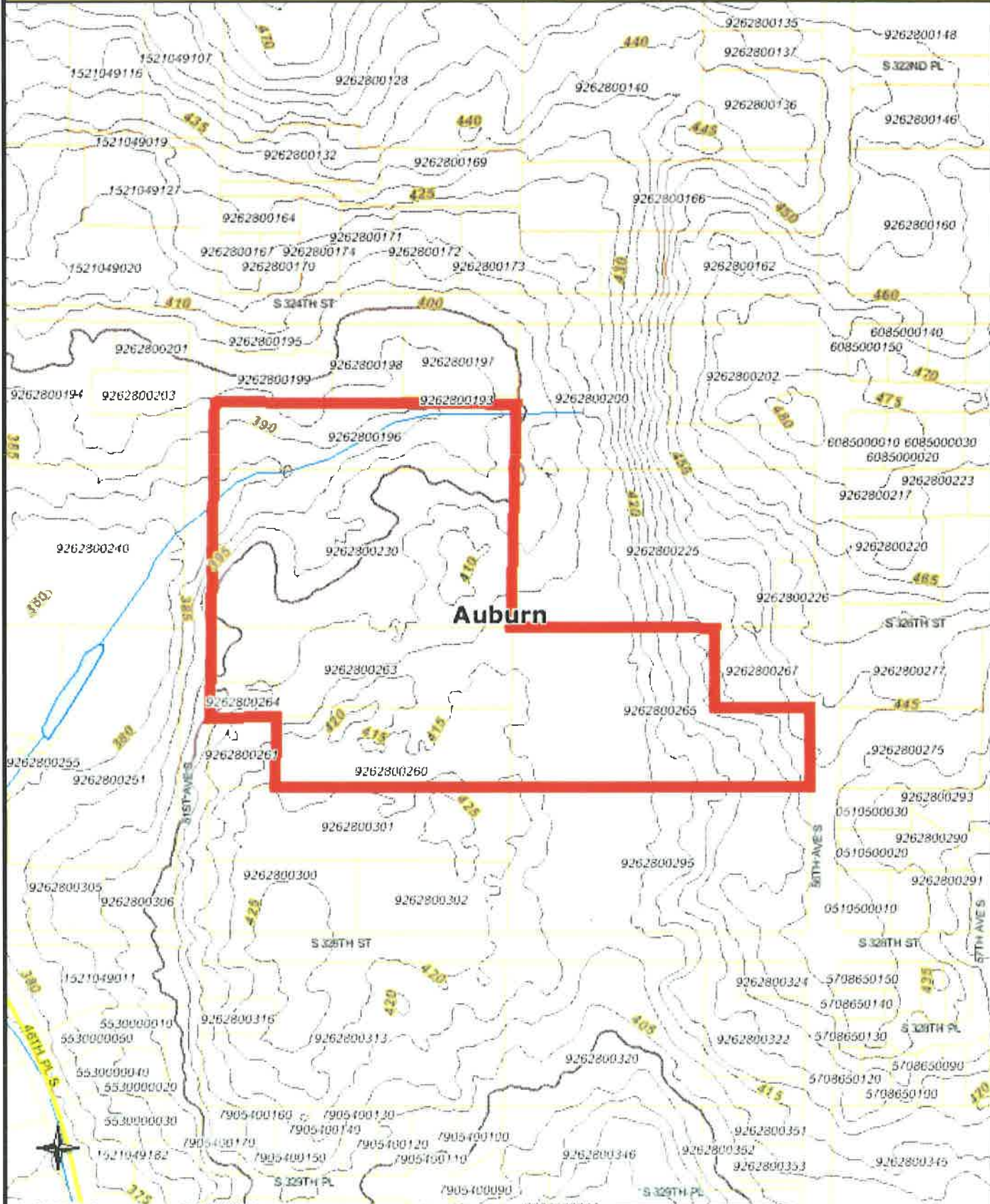
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County Boundary	Highway	Tribal Lands
Mountain Peaks	Arterials	Parks
Highways	Local	
Incorporated Area	Lakes and Large Rivers	
Streets	Streams	
(cont)		

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SITE MAP



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AERIAL PHOTO



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