



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: SOUTH KING COUNTY URBAN AG CENTER

Applicant Jurisdiction(s): City of Burien and King Conservation District

Open Space System: WRIA 9-Green/Duwamish River Basin

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

Acquisition Project Size: 8 urban acres on 10 parcels

CFT Application

Amount: \$1,500,000

(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

Contact Names: Kamuron Gurol Burien/Sara Hemphill KCD

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KCD Address: 1107 SW Grady Way #130, Renton, WA 98057

Date: 3/18/2015

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 property is a wholesale nursery with 130,000 sq. ft. of greenhouse space and 4 additional acres that could be used to produce more food. Started in 1942, the 3rd generation owners, due to age, now wish to retire. The property was annexed in 2010 by Burien and is zoned RS-7200. This land can accommodate 39 new home sites. A developer has already approached the family seeking a purchase option. Because of their years of dedication to the nursery, the five members of the family want their legacy to continue. Both Burien and KCD recognize the public benefits of preserving the nursery offers to all of South King County and the Region. The goal is to first protect the land, while negotiating with private funders to invest and non-profits like Seattle Tilth to operate an organic vegetable nursery and urban farm. Other program elements include a public community garden and offering a broad spectrum of education and training programs in sustainable urban agriculture. The Ag Center will be where people can learn sustainable practices to grow, process, market, and distribute food. The eight acres currently include five homes, one is used as the office. Three of the four homes would be removed to accommodate the public community garden and increase the utility of the property for public sustainable agriculture education programs.

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 checked="" type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input 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 type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

The sponsors recognize the very unique nature of this project and fully understand it is unlike those historically funded by the Citizens Committee for natural areas, trails and riparian habitat, etc. However, the sponsors strongly believe this once in a lifetime opportunity within the Green River open space system merits creative consideration by the Citizens Committee. Based on the Executive's Local Food Initiative, adopted King County Comprehensive Plan policies, PSRC Regional Food Policy Council policies and the adopted King County Equity and Social Justice Plan..

While not formally landmarked, the nursery has been in operation for 73 years. It is part of the cultural fabric of the City of Burien.

The City of Burien has requested establishment of a public community garden in response to requests from its citizens. The community garden and the programmatic offerings in urban agriculture education will provide a range of passive recreational opportunities for the citizens of Burien and South King County. The Ag Center will be where people can learn sustainable practices to grow, process, market, and distribute food. It will provide a wonderful space for hands-on activities, large-scale demonstration projects, and for growing a myriad of plants, vegetables, and herbs.

The property includes approximately four acres of unpaved soils, which would be available for growing vegetables.

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. Seattle Tilth, a regional leader in urban agriculture education since 1978, has endorsed this project. Currently they manage and offer programs at multiple community gardens in Seattle and Issaquah. Seattle Tilth also provides farm business training and support to immigrants, refugees and people with limited resources in South King County. This "farm incubator" program is called Seattle Tilth Farm Works and is located in Auburn. Other examples of their wide range of offerings may be found at: <http://www.seattletilth.org/about>.
 - B. King County and its 39 cities have now grown to over two million residents. Eight acres inside a city is a rare and valuable development opportunity. The land owners wish to retire. The land can be developed into 39 new homes. The property is largely flat, ringed by roads with immediate access to all necessary utilities. The property is highly threatened, especially given the current housing market. This funding request is the only chance to protect the public interests provided by the nursery which can continue to be an important component in the local food system.
 - C. The property is owned by five family members that are very willing sellers. This property would be placed under a permanent urban agriculture conservation easement to be held by King County. Fee ownership will be held by a yet to be determined public private partnership.
 - D. If this property is protected, Seattle Tilth could play a leadership role in the design and implementation of the education programs to be offered at the nursery. The KCD mission now includes an ongoing urban agriculture program which could fund additional agricultural education classes and workshops at the nursery. The school districts in South King County and local Colleges will also be involved.
 - E. The **Puget Sound Regional Council Food Policy Council** has developed regional blueprint for urban agriculture with the goals including: "Promote food security, local food production, and public health by encouraging locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives. Establish partnerships and share resources to promote food access and production. "Others include: "Support the local food economy. Seek ways to expand capacity to grow, process, distribute, and access local foods. Establish partnerships and share resources to support the local food economy." King County has adopted **Comprehensive Plan policies** supporting the project: R-517 King County should explore ways of creating and supporting community gardens, farmers' markets, produce stands and other similar community based food growing projects to provide and improve access to healthy food... Policy R-677 states "King County should promote local food production and processing to reduce the distance that food must travel from farm to table." King County Executive Constantine launched the **Local Food Initiative** to better connect local farms to consumers, increase access to healthy, affordable foods in underserved areas, support our farmers, and create a farm-to-plate pipeline that is more resilient to the effects of climate change. Recommendations for the 2015-2017 Action Plan include building a strong infrastructure to facilitate the farm-to-plate pipeline that is essential to maintaining the economic viability of local farms and food businesses. The goals are to 1. Expand our local food economy to ensure job growth and economic viability for King County food businesses and farms. 2. Improve access to healthy, affordable food in low-income communities. The Report is here: <http://your.kingcounty.gov/dnrp/local-food/documents/2015-KC-Local-Food-Report.pdf>
The project serves adopted goals in the **King County Equity and Social Justice Plan** (ord.#.16948). It requires all King County agencies to "apply equity and social justice foundational practices to county actions." The property serves South King County which includes the six urban school districts in King County with the highest participation rates in reduced or free school lunch programs. Collectively, they total nearly half of all students in King County receiving reduced or free lunches.

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 core organic food production system will generate an ongoing revenue stream to operate and maintain the complex. This will require a long term operating agreement between the investing firm, and a qualified operator. One of the land owners have offered to be available to facilitate the transition from a wholesale nursery to an urban agricultural center with combined commercial and educational operations for up to two years to insure a smooth transition. Funding from the sale of produce will provide a return on investment for the investor and an ongoing stream of revenue to operate and maintain the core food production process and maintenance of the facility.

Ideally, the urban agriculture education program will be driven by demand from the Highline, Federal Way and Tukwila School Districts, Highline and South Seattle Colleges. KCD has a new King County Council approved mission which includes ongoing funding for urban agriculture and local food programs. Funding will rely on class fees, public and private grants, donations and volunteers.

4. PROJECT BUDGET

The Budget may be split 50%/50% between Conservation Futures and the Parks Expansion Levy. Both are countywide funding sources. The applicants believe both sources are eligible for allocation to the project because of its public access elements and its four acres of unpaved soils.

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

^a Allowable 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.

^b King 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 current assessed value of the entire site is \$2.0 million. Based on the assessed value and current market conditions for residential real estate, the acquisition cost (subject to private appraisal) is estimated at approximately \$3.0 million.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	3,000,000
Title and appraisal work	10,000
Closing, fees, taxes	60,000
Relocation/House Demolition	80,000
Hazardous waste reports	2,500
Directly related KC staff, administration and legal costs	7,500
Total Project Costs (CFT and other funds)	3,160,000

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)
Private Investor/KCD /City of Burien	12/31/2015	\$1,660,000
Total CFT Funds Previously Received This Project	0	
Total Matching Funds and Past CFT Funds Currently Identified	January, 2016	1,660,000
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.

The KCD, with the cooperation from the City of Burien, is in negotiations with several private investor groups.

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)
Urban Agriculture Education (e.g.Tilth, School Districts, Highline and South Seattle Colleges	TBD	Proposed	Ongoing
TOTAL	TBD		

SOUTH KING COUNTY URBAN AG CENTER



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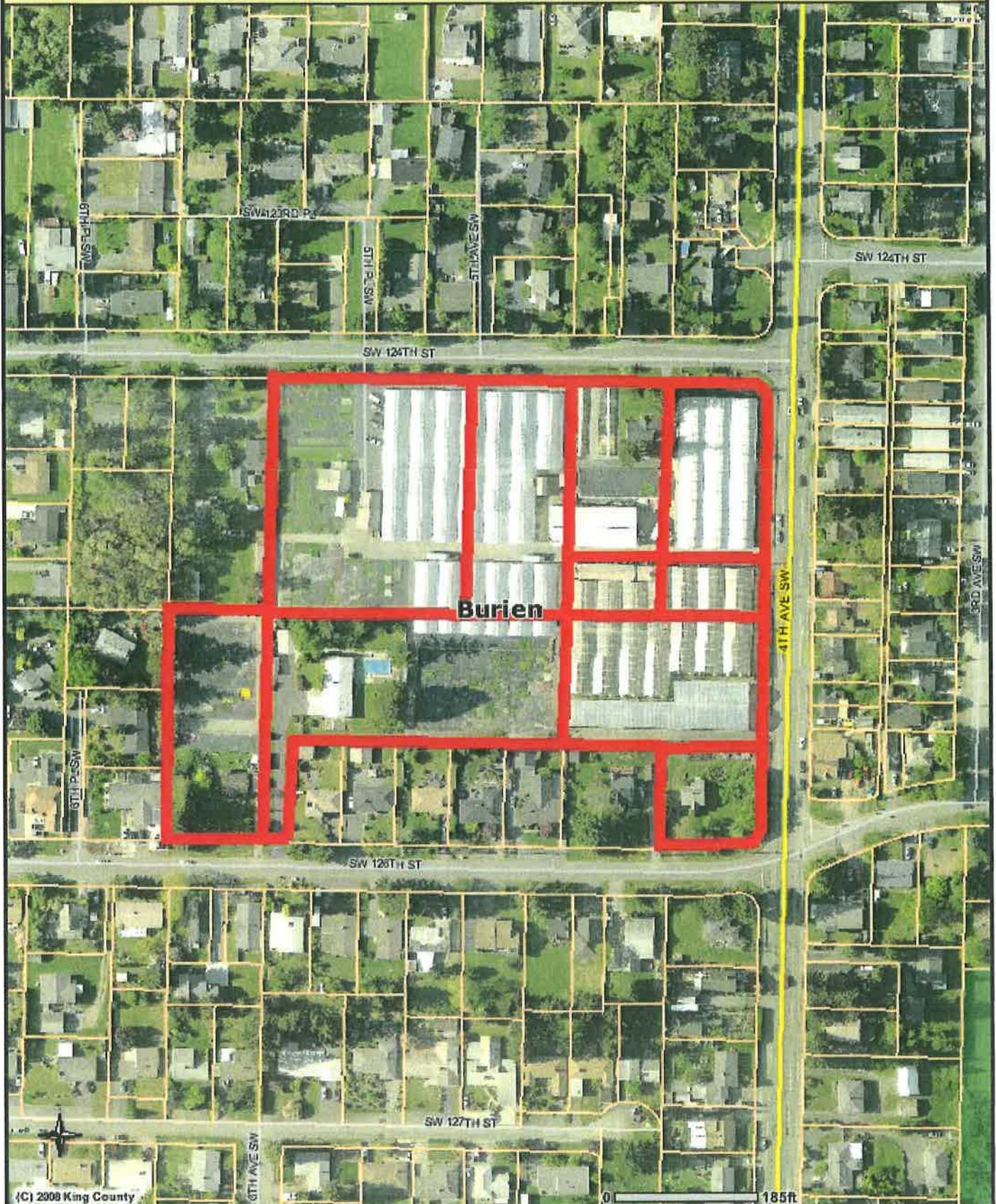
COMMENTS: BEL-R NURSERY, BURIE,WA

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Date: 3/16/2015 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



SOUTH KING COUNTY URBAN AG CENTER



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