



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Animal Acres Park Expansion

Applicant Jurisdiction(s): City of Lake Forest Park

Open Space System: Pflingst Animal Acres Park (17450 37th Ave NE)
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 1.255 acres CFT Application Amount: \$300,000
(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

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Lake Forest Park, WA 98155 Date: March 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.)

Animal Acres Park Expansion is a fundamental part of the long-term vision for continuation of green infrastructure and riparian protection in Lake Forest Park. The property (17450 37th Ave NE) shares a ~200' property line with Pflingst Animal Acres Park and will increase the size of the park from 3.85 acres to over five acres providing a large natural central park for the City of Lake Forest Park.

The park includes the convergence of two salmon-bearing creeks (McAleer Creek and Brookside Creek). This site provides a variety of opportunities to restore the riparian habitat and remove fish barriers and stream bank armoring in both creeks. The project also envisions removal of impervious areas, structures and invasive plants. The property includes large rhododendrons and a healthy evergreen canopy that will need to be carefully maintained to open the area to public use. However the property already has the appearance of a mature nature park that includes a large outdoor gathering area that could be repaired and retained as a park amenity. The expansion of the already very popular Pflingst Animal Acre Park will provide a nature trail connecting the two parks across McAleer Creek and provide a gathering place in a natural setting.

Acquisition and development of the Animal Acres Park Expansion property will be connected by sidewalks on two sides, ample street and off-street parking while providing nature trail connection between Brookside Boulevard and Brookside Elementary School. We anticipate the trail would be used each school day by students and parents. The area could be used as an outdoor classroom due to its immediate proximity to the elementary school and its amazing location at the convergence of two salmon-bearing streams.

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.

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs

Wildlife Habitat: The area is habitat for local birds including: Mallard, Downey Woodpecker, Northern Flicker, Steller's Jay, American Crow, Black-capped Chickadee, Golden-crowned Kinglet, American Robin, European Starling, Cedar Waxwings, Spotted Towhee, Dark-eyed Junco, Red-winged Blackbird, House Finch, Pine Siskin, American Goldfinch and House Sparrow are on the site. Great Blue Heron, Bald Eagle, Red-tailed Hawks, Glaucous-winged Gull, Rock Pigeon, Tree Swallow and Violet-green Swallow and Bushtit fly over the site. The trees on the site include: Cedar, Cottonwood, Spruce Alder Willow and Douglas Fir. The area also has a moderate ivy and Himalayan Blackberry infestation that need to be removed.

Salmon Habitat and Aquatic Resources: The Animal Acres Park Expansion Project is adjacent to 200 feet of McAleer Creek. Historically, juvenile Chinook and sockeye have been observed feeding at the mouth of McAleer Creek. Coho also use McAleer Creek each year to spawn. Cutthroat trout have been observed throughout both creeks. The existing mixture of trees provides shade for the stream and the surrounding riparian area. The shade helps to control the temperature of the stream enhancing the salmon habitat. Peamouth chub use this area of the stream to spawn. Both of the creeks on the property are suitable habitat for Coho, Chinook, Sockeye, Rainbow Trout and numerous other aquatic species.

McAleer Creek is considered a Class AA water body under the 1997 rules and is designated a "Core Salmon Migration and Rearing Habitat". The compiled BIBI scores for the stream upstream from the project site are poor and very poor. This project represents another opportunity to improve the water quality of a salmon bearing stream

Scenic Resources: This site has the potential for scenic resources. It will complete a contiguous five acre park in the center of Lake Forest Park that will include trails, numerous gathering places. A pedestrian bridge over McAleer Creek is envisioned to connect the parks. The stream area and seating opportunities provide potential areas to contemplate nature, watch birds, enjoy a cup of coffee, hold outdoor classes and gather with friends and neighbors. The sound of the stream masks urban noise and provides a refuge.

Historic/Cultural Resources: The home, outbuildings and stone patio area take you back to a time when Lake Forest Park provided an opportunity, according to the 1912 brochure by Ole Hansen, to "own a home surrounded by the natural beauties of forest and stream." The structures were built at the confluence of two salmon bearing streams in a park-like setting providing refuge from the "sordid commercialism of to-day." This project will provide many opportunities to preserve the open space while also preserving cultural/historic value of the property by reusing the stone from the house chimney and retaining the stone patio area that overlooks the creeks.

Urban Passive-Use Natural Area/Greenbelt: Acquisition of this property and its enhancement as a passive park will protect this reach of McAleer Creek on both sides creating a large five acre greenbelt. Generally, the plan is to develop the area into a combination natural area, gather space for outdoor education and outdoor passive recreation area. The City's long-term plan is to acquire the adjacent properties and extend the greenbelt.

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

Educational/Interpretive Opportunity: This site offers a variety of education opportunities based not only on its proximity to two salmon bearing creeks but also based on its immediate proximity to Brookside Elementary School. There are opportunities to demonstrate native landscaping and riparian/creek enhancement. There will also be opportunities for the nearby students to visit the park regularly to view the creek and hold outdoor classes beneath the healthy canopy of fir trees and rhododendrons.

Threat of loss of open space resources: This site is an invaluable open space resource in an amazing location. The property is large enough for 3-4 homes. Development of this property for residential use would certainly harm the salmon bearing creeks and sensitive areas and would eliminate this property from the open space resource that it is now. If the property is not maintained as an open space it would be a great loss for the community, the nearby students and posterity.

Ownership Complexity/Willing Seller/Ownership Interest Proposed: The property was recently purchased by a Lake Forest Park resident that is well known in the area for land conservation. His intention in purchasing the property was to allow the City to organize funding to purchase the lot for sum equal to his costs. He has stated that he has no interest in profiting from the arrangement. The City is working with him to draft a memorandum of understanding outlining acquisition costs and schedule. He is interested in selling the lot as soon as possible to reduce his costs. He has already begun to demolish the structure on the property and has shown no interest in developing the lot for residential use if it can be retained and converted to a public open space use.

Partnerships: The City will work with the Lake Forest Park Stewardship Foundation, Adopt A Stream Foundation and the Lake Forest Park StreamKeepers to design an open space park that enhances the sensitive areas while also providing access to the creek for educational purposes. Preliminary meetings are underway.

Plan: The property is identified in the City's 100-yr Legacy Plan. One of the plans central focuses is integrating habitat and open space fragments along McAleer Creek into a contiguous greenway with trails and parks. This site provides a great opportunity to accomplish this goal.

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 property will become part of the City's inventory and as such will be maintained by the city. A high level of community participation in our parks including work parties, community planning and participation characterizes the City of Lake Forest Park. The City anticipates community involvement in the park to establish and maintain a sense of community ownership.

The City anticipates developing a master plan for the property. In the past citizens have worked with a consultant to develop a draft master plan for the property and present it to the City Council. We anticipate volunteer work parties to implement the parts of the master plan that can be done by citizen volunteers, members of the Lake Forest Park Stewardship Foundation, Lake Forest Park StreamKeepers and the Adopt A Stream Foundation.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$305,000
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 property owner has stated that he is interested in recovering his costs including acquisition of the property, taxes, fees and costs for demolition and restoration. The purchase price was obtained from King County records and other costs are estimated based on prior projects (demolition and minor restoration). The City is prepared to conduct feasibility work, including an MAI appraisal and appraisal review, sensitive area delineations, etc. to determine fair market value of the property.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$540,000-\$570,000
Title and appraisal work	15,000
Closing, fees, taxes	5,000
Relocation	0
Hazardous waste reports	5,000
Directly related staff, administration and legal costs	\$15,000
Total Project Costs (CFT and other funds)	\$580,000-\$610,000

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)
King Conservation District	2013-15	\$44,000
Parks Levy	2014, 2015, 2016	\$87,000
Total CFT Funds Previously Received This Project	--	--
Total Matching Funds and Past CFT Funds Currently Identified	--	--
Unidentified Remaining Match Need	--	\$169,000

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.

The City intends to apply for Recreation Conservation Office grant in 2016 for the remaining funding need and for park design/construction.

The City is also working with the owner to explore the options related to a bargain sale of the property. These conversations are preliminary at the time of this application although the property owner has shown interest.

City REET funds can also be made available by City Council action.

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)
StreamKeepers will test the water quality and quantity and do one BIBI testing for macroinvertebrates	\$3,000	Proposed	After the site is secured the StreamKeepers will test water for three years and provide a baseline BIBI test for macroinvertebrates
Community work days	\$1,920	Proposed	The City of Lake Forest Park will organize at least one community work day for planting 40 people for 3 hours @ \$16 per hour
Stewardship Foundation	\$1,920	Proposed	Workdays with volunteers
TOTAL	\$6,840		

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*)

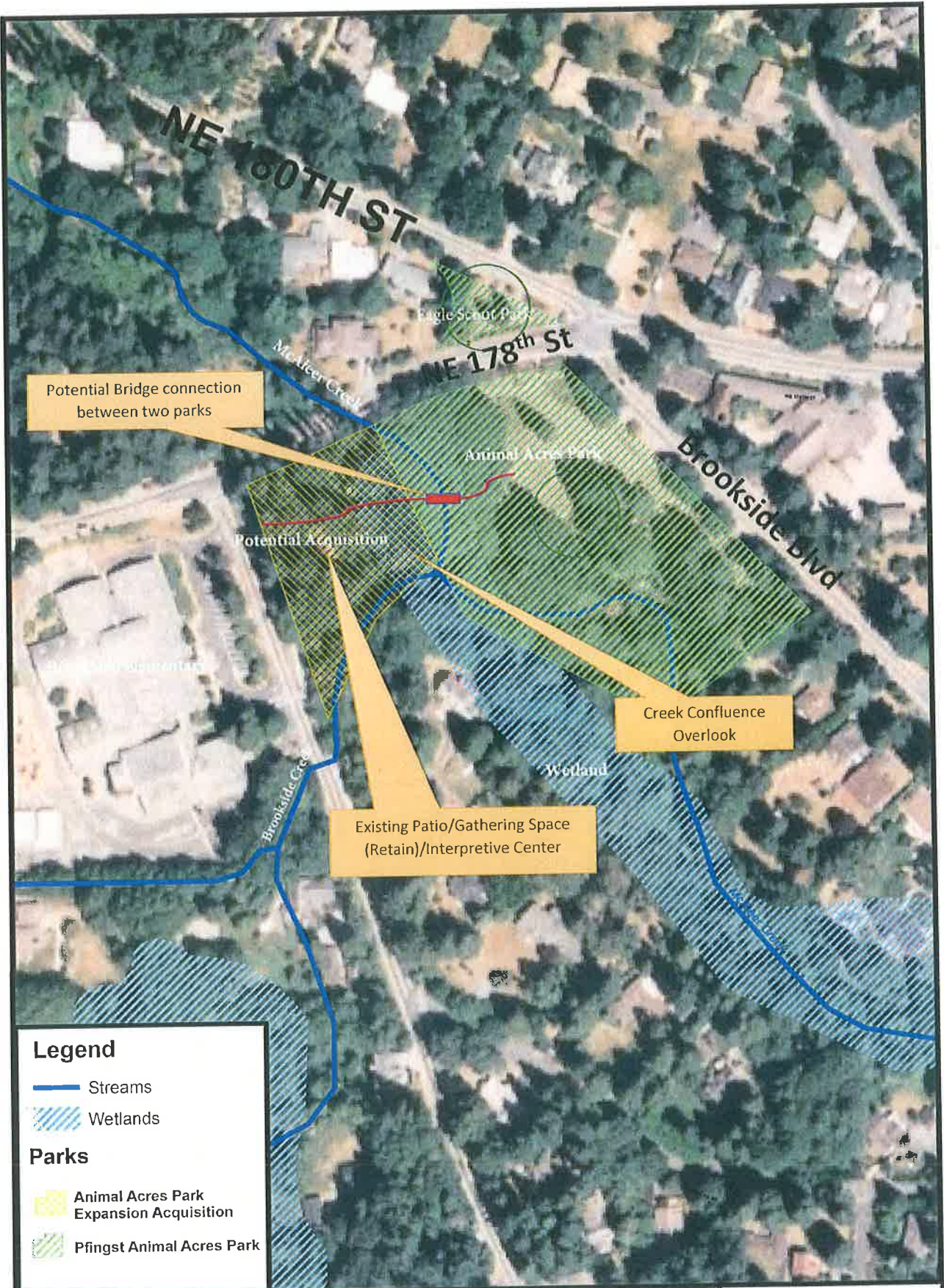
8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*

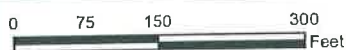


Legend

- Streams
- Wetlands

Parks

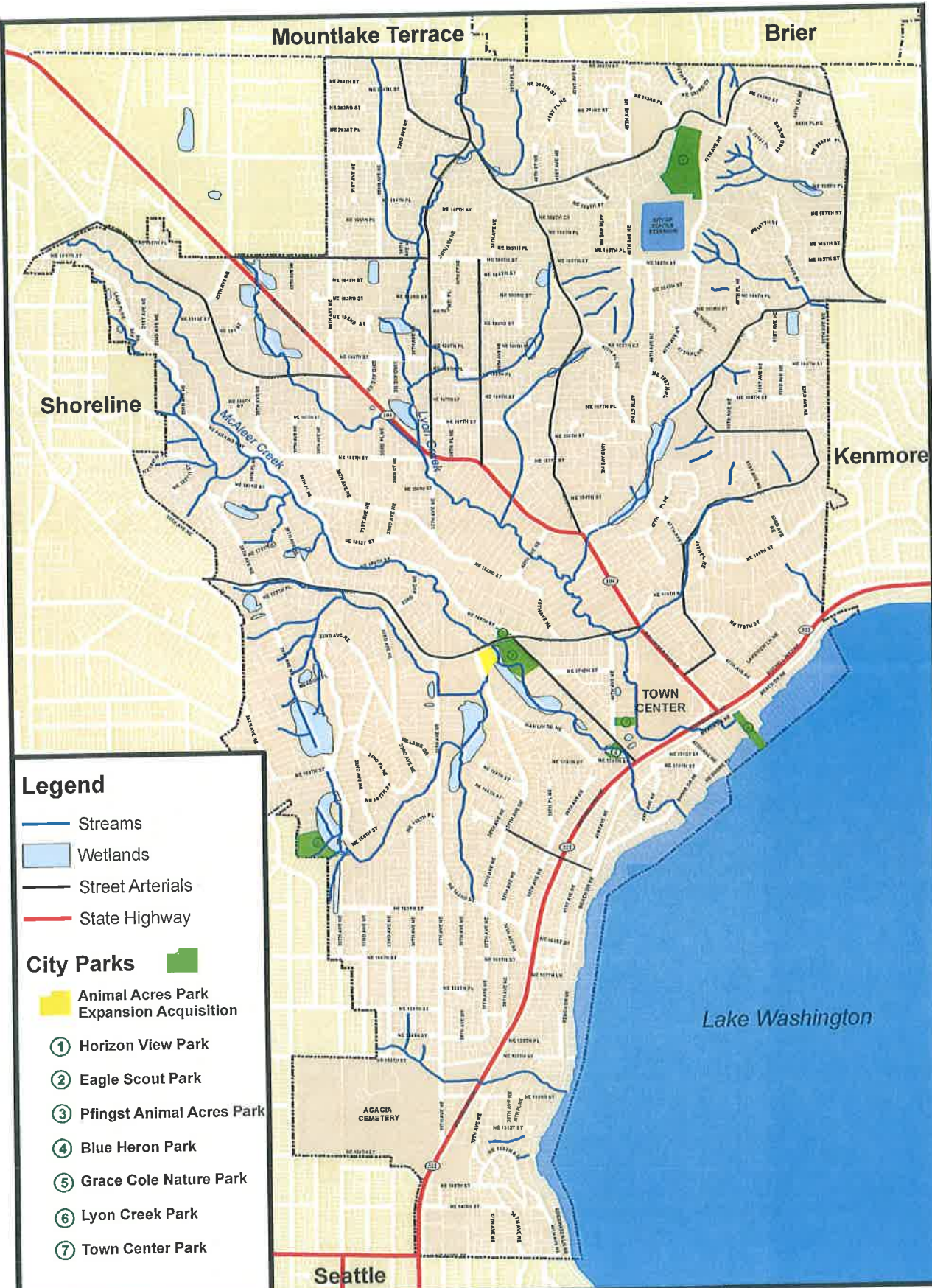
- Animal Acres Park Expansion Acquisition
- Pfingst Animal Acres Park



Animal Acres Park Expansion Site Map

City of Lake Forest Park Public Works Department
 March 17, 2015
 This map is designed for general information purposes only. It is not guaranteed to survey accuracy. This map is based on the best information available. Any reproduction or sale of this map, or portions thereof, is prohibited without expressed written authorization from the City of Lake Forest Park.

Data Source: KC GIS Data; City of LFP
 NAD 1983 HARN StatePlane WA North FIPS 4601 Ft
 Projection: Lambert Conformal Conic



Legend

- Streams
- Wetlands
- Street Arterials
- State Highway

City Parks

- Animal Acres Park Expansion Acquisition
- ① Horizon View Park
- ② Eagle Scout Park
- ③ Pfingst Animal Acres Park
- ④ Blue Heron Park
- ⑤ Grace Cole Nature Park
- ⑥ Lyon Creek Park
- ⑦ Town Center Park



Animal Acres Park Expansion Vicinity Map

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 March 17, 2015
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