CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME  May Creek – Fawcett Property

Applicant Jurisdiction(s): City of Renton

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

Acquisition Project Size: 5.73 Acres  CFT Application Amount: $694,334
(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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Title: Parks Planning and Natural Resources Director  Fax: 425-430-6603
Address: City of Renton/ Community Services Department  Email: lbetlach@rentonwa.gov
1055 South Grady Way; Renton, WA  98057  Date: March 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.)

This project consists of acquiring one (1) parcel (Fawcett Property) totaling 5.73 acres on May Creek, located on the east side of I-405. The property is adjacent to previously acquired open space parcels and is part of the long range vision, first identified in the mid-1980's, to connect Lake Washington in Renton to King County's Cougar Mountain Regional Wildland Park. The City of Renton, the City of Newcastle, and King County have been coordinating acquisitions in this corridor since the late 1980's – the Fawcett Property is a critical link to making this continuous connection. A previous two parcel, 1.9 acre donation (Kenyon Bequest) and a one parcel, 2.5 acre donation in this same corridor will be used as a partial grant match. Future plans for the Fawcett Property acquisition include installing a soft surface trail connection to the recently completed soft surface trail on the west side of I-405. Please note: The two (2) parcel Lincoln property acquisition funded last year is not part of this grant proposal match.
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 how the proposed acquisition satisfies each marked criterion. 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

A. **Wildlife habitat or rare plant reserve - Medium to High** - Black bear, bald eagles, and black tailed deer have been observed in this area of the May Creek Greenway.

B. **Salmon habitat and aquatic resources - Medium** - The May Creek Basin supports six (6) salmonid species: Chinook, Sockeye, Coho, Steelhead, Kokanee, and Cutthroat trout within this reach. The mouth of May Creek at Lake Washington is identified as Tier 1 in the WRIA 8 Plan due to the importance of creek mouths for juvenile Chinook rearing. Outside of the mouth and a short distance upstream (including the Fawcett property) May Creek is considered a Tier 3 in the WRIA 8 Plan, which is based on episodic Chinook use and moderate watershed function at this location (Volume III, Appendix C).

D. **Community Separator – Medium** - As reflected on the attached Location Map, the May Creek corridor separates intensely developed neighborhoods from one another.

F. **Urban passive-use natural area/greenbelt - High** - This parcel is critical to providing a continuous open space system and future soft surface trail connections in the May Creek corridor which will one day connect Cougar Mountain to Lake Washington. Intensive urban development along the Greenway boundaries is steadily occurring, thereby increasing population density in adjacent neighborhoods. Open space in the May Creek corridor is critical to the quality of life for the human and wildlife population surrounding this area. In addition to King County, the City of Newcastle, and WSDOT, the City of Renton currently owns 20 parcels totaling 47 acres along the May Creek corridor.

G. **Park/open space or natural corridor addition - High** - The Cities of Renton and Newcastle, and King County currently own the majority of the land along May Creek and its Valley upstream from Lake Washington Blvd. Honey Creek, a tributary of May Creek, and its valley, includes an additional 41 acres owned by the City of Renton. The vision of these jurisdictions is to protect this natural corridor along these waterways, and connect Lake Washington to Cougar Mountain, and Cougar Mountain to the City of Bellevue’s Coal Creek Park. This parcel is a natural component of that vision.

H. **Passive recreation opportunity/unmet needs - High** - King County and the City of Renton (and more recently the City of Newcastle in the mid 90's) have been acquiring land in the May Creek Corridor since the late 1980's. The long term vision has been to connect this corridor to King County’s Cougar Mountain Regional Park and the City of Bellevue’s Coal Creek Park, then looping south to the May Creek Corridor as part of the Lake Washington Loop Trail system.

• The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).

• The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails. Within the last few years the Barbee Mill development added approximately 115 dwellings from the mouth of May Creek to Lake Washington Blvd. In addition, the Seattle Seahawks Headquarters facility is located in close proximity also attracting further development. Homes are being built at a rapid pace all along the periphery of the May Creek Valley, significantly increasing the population density surrounding it. The opportunity and need for passive recreation grows with each new family that occupies one of these dwellings. Continued acquisitions within the May Creek corridor provide opportunities for passive recreation in an urban area.
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 - High - The Fawcett Property acquisition will provide future interpretive amenities and another trail connection in the May Creek Greenway.

B. Threat of loss of open space resources – Medium - The City identified the Fawcett parcel for acquisition in 1990 as it is critical to the May Creek Greenway system. Since 1990 the owner has proposed several concepts for development; nothing is permitted at this time. The property is zoned as Commercial Arterial (CA). The Highest and Best Use as determined by the appraisal is development with commercial use on one-acre of land; the remaining 4.73 acres is comprised of sensitive areas. The open space resources that would be negatively impacted as described in Section 1 include: A. Wildlife Habitat or Rare Plant Reserve (loss of quality and connectivity), B. Salmon Habitat and Aquatic Resources (loss of habitat and public management), D. Community Separator, (loss of a continuous corridor), F. Urban Passive-Use Natural Area/Greenbelt (loss of continuous corridor), G. Park/Open Space or Natural Corridor Addition (parcel is critical to connectivity), and H. Passive Recreation Opportunity/Unmet Needs (loss of a continuous public natural corridor).

C. Ownership complexity/willing seller(s)/ownership interest proposed - High - The City has an executed Purchase and Sales Agreement.

D. Partnerships – Describe any public or private partnerships that will enhance this project - High - In addition to the City’s Volunteer Program administered in the Community Services Department where over 1,035 volunteers donated 2,695 hours maintaining parks and trails in 2014, a portion of the grant match will be derived from a 2-parcel, 1.9 acre bequest from the Arthur R. Kenyon Estate and a single parcel 2.5 acre donation from May Valley Meadows LLC. Please note: Both donations require formal appraisals to determine final land value.

The estimated land value of the Kenyon bequest identified as part of the grant match was derived from the King County Assessor’s office. The 1.9 acre bequest is assessed at $587,000 and includes a 2,500 square foot house and a 400 square foot detached garage situated on 1,650 square feet of land. The value of the house and garage ($127,000) and the associated land value ($450,000) has been deducted from the $587,000 assessed value. The revised/prorated $450,000 assessed value is included under “Item 4, Project Budget - Matching Funds”.

The estimated land value of the May Valley Meadows LLC donation identified as part of the grant match, was derived from the King County Assessor’s office. The single 2.6 acre donation along May Creek is undeveloped land with no structures. The (prorated) assessed value of $114,000 is included under “Item 4, Project Budget - Matching Funds”.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? - Yes - Two adopted plans and one Community-wide Telephone Survey as follows:

- By Resolution Number 4123, the Renton City Council adopted the Parks, Recreation and Natural Areas Plan on November 7, 2011. Acquisitions in the May Creek Greenway system are identified as the number two (2) overall City priority. (Appendix C, Page 213). Acquisitions in the May Creek Greenway system are also identified by Community Planning Area – Kennydale Community Planning Area (Page 105) and East Plateau Planning Area (Page 97).
- The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).
- The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails.
By Resolution 4005, the Renton City Council adopted the Trails and Bicycle Master Plan on May 11, 2009. Page 63 identifies the May Creek Trail as the number three (3) priority for trail development.

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?

As with recent King County Conservation Futures funded acquisition projects, the City will budget maintenance monies for the ongoing maintenance of the site, and will utilize Best Management Practices minimizing potential impacts to the natural areas adjacent to this parcel.

In addition, the City’s Volunteer Program is administered in the Community Services Department. In conjunction with the City’s Neighborhood Coordinator, the City’s Resource and Funding Manager, and the City’s Urban Forestry and Natural Resources Manager, we anticipate the continued involvement in natural habitat enhancement, annual clean ups, invasive species removal, and general open space oversight as well as community involvement in developing the trail connection.

In 2014, a total of 1,035 volunteers donated 2,695 hours maintaining parks and trails. This program has a dedicated “Volunteer Trailer” with over 200 tools available to support volunteer efforts. The City will work with the Program Manager to develop partnerships and utilize volunteers for open space maintenance and future trail development. Recent examples of volunteerism in the May Creek corridor include:

- 2013 Arbor Day-Earth Day Planting – 150 volunteers planted 1,500 native trees and shrubs along the City’s first soft surface trail segment along the May Creek corridor located east of Lake Washington Blvd. and west of I-405 on the north side of May Creek
- 2013 Invasive Plant removal by the Washington Conservation Corp

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT | CFT: $694,334 |
| 2) TOTAL PEL APPLICATION AMOUNT | PEL: |

*CFT application 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.

*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).

Two independent appraisals were secured – one by the City and one by the land owner/seller. The two appraisals valued the property within $1,000 of one another. The agreed upon purchase price split the difference. The property is zoned Commercial Office with one acre developable.

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<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tbody>
<tr>
<td>Total property interest value</td>
<td>$785,000</td>
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<tr>
<td>Title and appraisal work</td>
<td>$8,000</td>
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<tr>
<td>Closing, fees, taxes</td>
<td>$6,000</td>
</tr>
<tr>
<td>Relocation</td>
<td>0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$5,000</td>
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<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$20,000</td>
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<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$824,000</td>
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MATCHING FUNDS: Existing Sources
(CFT can only provide a maximum of 50% of anticipated project costs)

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Donation Source</th>
<th>Donation Value</th>
<th>Date</th>
<th>Dollar Amount</th>
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</thead>
<tbody>
<tr>
<td>2-Parcel (1.9 ac) Kenyon</td>
<td>House/garage/land value</td>
<td>$456,000</td>
<td>Complete (9/2014)</td>
<td>$587,000</td>
</tr>
<tr>
<td>1-Parcel (2.6 ac) May Valley Meadows LLC</td>
<td>Donation</td>
<td>$114,000</td>
<td>Complete (8/2013)</td>
<td>$160,000</td>
</tr>
<tr>
<td>City of Renton Parks Impact Fees</td>
<td></td>
<td></td>
<td>Committed – 3/9/2015</td>
<td>$129,666</td>
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</tbody>
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Total CFT Funds Previously Received This Project

| Total Matching Funds and Past CFT Funds Currently Identified | $694,334 |

Unidentified Remaining Match Need

| Unidentified Remaining Match Need | N/A | $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 is no unidentified remaining match need.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
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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).
Fawcett Property—Facing west along May Creek in southern portion of the subject parcel.

Fawcett Property—Facing west in northern portion of the subject property from Jones Ave. NE.