



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Delridge Open Space

Applicant Jurisdiction(s): City of Seattle

Open Space System: Delridge Open Space

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

Acquisition Project Size: .46 acres

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

CFT Application Amount: \$40,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337

Date: March 9, 2016

PROJECT SUMMARY:



Goal:

The goal of this project is to acquire a degraded wetland property in the Delridge neighborhood and part of the Longfellow Creek watershed. The acquisition and eventual restoration of the site will enhance water quality in Longfellow Creek and provide an important environmental education opportunity for the community; The City is requesting \$40,000 in CFT proceeds to purchase the site.

Background:

Longfellow Creek is one of the major urban stream systems in the City of Seattle, home to Coho and Chum salmon and the focus of significant City preservation and restoration efforts. Seattle Parks has been acquiring property in the watershed for the past 2 decades in an effort to protect the stream and now controls 115 acres of natural landscapes within the Longfellow Creek Watershed. The Delridge community is coalescing around protecting and restoring a degraded wetland on the target property, a surplus City Light substation. The property will enhance water quality in nearby Longfellow Creek, but more importantly will provide an outdoor laboratory for community learning of their environment.

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



A. Seattle Parks now controls 115 acres of natural landscapes within the Longfellow Creek Watershed. The Park holdings are augmented by the adjoining rights-of-way of undeveloped streets. These lands help protect water quality, maintain year-round flow in the four-mile-long creek and are being held for their natural resource values (as well as for passive recreation use). The City and its citizens have made considerable investments in restoring and enhancing natural habitats. Wildlife utilizing these urban wildlife corridors includes raptors and red foxes, which feed on the small mammals and other animals that live in the greenspaces. The parcel proposed for acquisition is a wetland whose waters end up in Longfellow Creek. The planned restoration of the wetland will improve water quality within Longfellow Creek which has been a major problem contributing to pre-spawn mortality of returning salmon.

B. This acquisition will help protect water quality and moderate water quantity in Longfellow Creek, which provides spawning and rearing habitat for several salmonid species. The number of returning fish have been increasing since the acquisition and protection of natural lands in the watershed and along the riparian zone.

- C. The acquisition of the targeted property will help preserve and enhance a degraded forested wetland parcel in the Delridge neighborhood and will be a valuable aesthetic amenity in this community.
- F. Seattle Parks now controls 115 acres of natural landscapes within the Longfellow Creek Watershed. The targeted acquisition, although not contiguous with Park ownership is hydrologically linked to Longfellow Creek and its protection and restoration would contribute significantly to the preservation of this system.
- G. See F. above.
- H. Delridge is a designated Neighborhood Revitalization Area, and the City's strategies to achieve revitalization include the provision of recreation and environmental amenities such as the acquisition project proposed in this application.

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. Delridge Neighborhoods Development Association (DNDA) has teamed with K-8 STEM at Louisa Boren School (4 classrooms) to support classroom curriculum by providing hands-on outdoor activities that relate specifically to their classroom instruction. Teachers have committed to 2 hours per week for 32 weeks during the school year to bring their students to the project site. Participating students will be taught how to take measurements; will be provided test kits and will be taught how to catalog samples and maintain test results. Testing will be performed off-site but the students will record results. K-8 STEM students will become stewards and natural leaders of the project, will participate in the decision making process and will be invited to participate in work parties, tours, and the engineering of the wetland itself. K-8 STEM students will have hands-on opportunities to plant vegetables and track their growth from starts

to harvest. Yields and heights will be measured and records maintained. The youth will help select the plants to grow in the teaching garden and in the surrounding areas that border the wetland. There is a plan to introduce 25 large conifers, which will provide an exciting opportunity to study the positive impact of planting large trees at the site. This will educate both the students and the community at large about the many benefits of a healthy tree canopy along Longfellow Creek.

Community-wide educational opportunities will be scheduled, planned and offered, including, various classes at the permaculture garden supported by Community Orchards of West Seattle (COWS), Puget Ridge Edible Park and South Seattle College's Permaculture Class and other students. The specific classes and schedule will be identified in the near future. The community will further benefit from educational presentations planned on the health of Longfellow Creek, wetland ecology and the long term benefits of natural drainage systems to the greater community. This project will develop and create two gardens, a children's teaching garden and a larger, community-led, permaculture garden.

B. The proposed acquisition is owned by City Light and is a former substation. City Light no longer has a need for the substation and wants to sell it. SCL has agreed to sell the property for \$80,000 for use by the community. If Parks, with the help of the community, does not buy it now, it is likely that a developer will acquire the property for future development.

C. City Light currently owns the property. Since the property was originally acquired using utility funds, the State accountancy act requires that City Light sell the property for fair market value, even if it is going to another City agency. The Parks Department will acquire full fee title of the property.

D. The project has 5 partners: Nature Consortium, Seattle Green Spaces Coalition, Seattle Tilth, Seattle City Light and K-8 STEM at Louisa Boren. Each partner has agreed to lead one or more major elements of the project. Partners will also provide access to their substantial databases of community volunteers and supporters, in turn substantially enriching the project. DNDA has raised the match for the Conservation Futures Grant; will take on management of the site through a MOU with Seattle Parks and Recreation; will provide the infrastructure necessary to assist the partners with social media coordination, news releases and newsletters; and will jointly report on the project and create opportunities for community members to learn about the project and the activities planned at various stages of development. DNDA will coordinate translation services and will provide transportation assistance to the project site for community members residing in their affordable housing. The

project will strive to engage underserved members of the community and connect them to the natural environment throughout restoration and any subsequent development of the site. The project partners will nominate two members of their organization or members of the community to serve on a Steering Committee that will help guide the project. This committee will approve budgets and will determine best uses of resources. Steering committee members will be active in leading tours, supervising work parties and assisting with program activities, in addition to developing resources to achieve project goals.

E. The targeted property is identified in Seattle's 2000 Urban Wildlife and Habitat Management 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?

The property will be stewarded and maintained by Delridge Neighborhood Development Association through a MOU with Seattle Parks and Recreation

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$40,000
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 values of the property was determined by a MAI appraisal.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$80,000
Title and appraisal work	
Closing, fees, taxes	
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$80,000

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 County Green Grant		\$40,000
Total CFT Funds Previously Received This Project	None	None
Total Matching Funds and Past CFT Funds Currently Identified		\$40,000
Unidentified Remaining Match Need		None

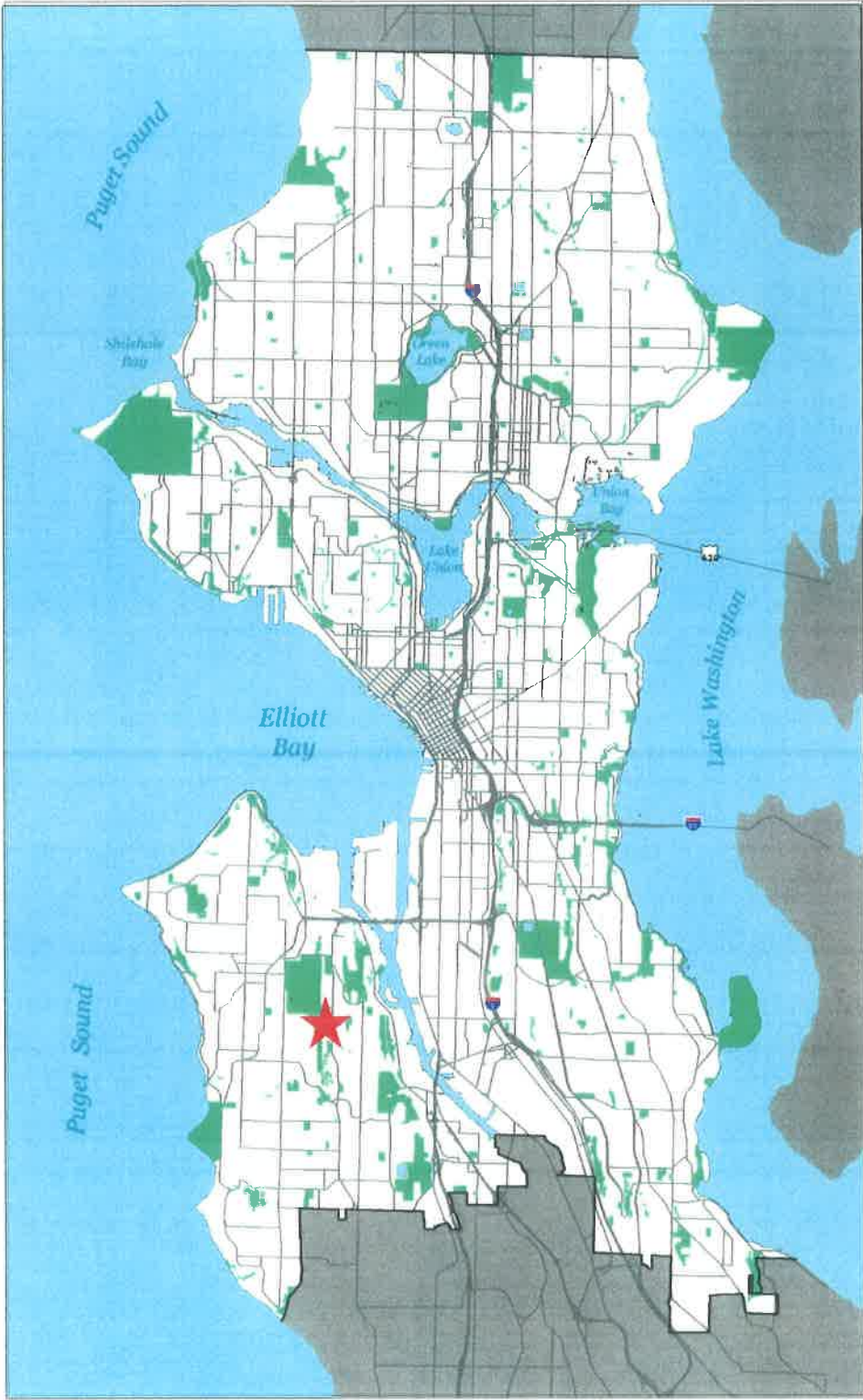
Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

N/A

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)
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.



Delridge Open Space

LEGEND

- ★ Proposed Acquisition
- City Parks



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 Map date: April 9, 2009

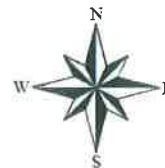
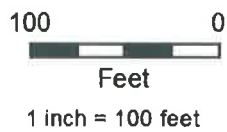


Delridge Open Space



Legend

- Target
- Parcel Boundary



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Orthophoto source:
Walker and Assoc. 2013
Map date: March 2, 2016