



King County

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

**PROJECT NAME:** Lakeridge Park Addition

**Applicant Jurisdiction(s):** City of Seattle

**Open Space System:** Lakeridge Park

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

**Acquisition Project Size:** .125 acres **CFT Application Amount:** \$ 30,000

*(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 Name:** Chip Nevins **Phone** 206-233-3879

**Title:** Acquisition Planner **Fax** 206-233-7038

**Address:** Property & Acquisition Services **Email** chip.nevins@seattle.gov

Seattle Parks and Recreation

800 Maynard Avenue S, Seattle, WA 98134-1337 **Date** March 9, 2016

### PROJECT SUMMARY:

*(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)*



**Goal:**

The goal of this project is to acquire a strategic in-holding property in Lakeridge Park. This acquisition would consolidate ownership in the natural area and aid restoration efforts. The City is requesting \$30,000 in CFT proceeds to purchase the site.

**Background:**

Lakeridge Park occupies more than 35 acres of the Taylor Creek watershed and Deadhorse Canyon in southeast Seattle. The park is located south of the intersection of 68th Avenue S and Rainier Avenue S just inside Seattle's city limits.

Taylor Creek is the fourth largest creek in Seattle. The creek was named for Taylor Mill, a nineteenth century sawmill on the shore of Lake Washington. The canyon through which the creek flows to the lake got its name after a horse that frequented the area died in the ravine. In recent years, the park, canyon, and creek have been the site of an urban creek restoration program aimed at attracting salmon back to the creek to spawn.

# 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- 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 add.
- H. Passive recreation opportunity/unmet needs

A. The purchase of the target property will consolidate Parks ownership, expand a wildlife corridor in and enhance restoration opportunities. The forested canyon is home to a variety of wildlife including bald eagles, red tailed hawks cooper's hawks and small mammals.



B. The purchase of this property will continue the City's effort at protecting Taylor Creek, one of the 5 major urban creeks in Seattle. The stream has seen increasing returns of Sockeye and Coho Salmon as well as resident Cutthroat Trout. Juvenile Chinook salmon utilize the mouth of the stream after they come out of the Cedar River. The main challenge to the Taylor creek system is sediment transport due to upstream erosion and increased water velocity. Keeping the hillsides in their natural condition will prevent further run-off and erosion from degrading the stream system.

C. The target property is part of the scenic forested Lakeridge Park (aka Deadhorse Canyon) in SE Seattle. Taylor creek runs through the greenspace on its way to Lake Washington. The park is a quiet forested refuge seemingly miles away from the bustling City.

D. The property is a part of a wooded ravine at the southern end of the City and separates the residential neighborhoods in that area.

F. Lakeridge Park occupies more than 35 acres of the Taylor Creek watershed and Deadhorse Canyon in southeast Seattle. The target property adds to public ownership and will help preserve an important urban wildlife corridor.

G. See F. above

## 2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please (1) mark all criteria that apply, and (2) 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

- B. The property increases the connectivity of this greenspace. The property is steeply sloped and would be challenge to develop, however, the owner, an architect, had plans to develop a single-family house on the property and received preliminary approval from DPD at the time, before the recession. Although the current owner has decided not to build on the property, if the property was developed it would impact the integrity of the greenbelt. The City tried to acquire this property in the early 1990's and the owner was not interested at the time.
- C. Seattle Parks has a signed agreement with the current owner and is scheduled to close in May, 2015.
- D. Friends of Deadhorse Canyon (FODC) has done environmental restoration work in the Park since 1997. They work in partnership with the City's Green Seattle partnership program and have monthly work parties which are well-attended by community members. Over this time period, FODC has cleared over 10 acres of invasive plants, and has planted over 3,000 native trees and shrubs. This property was identified for acquisition because of restoration activities on the adjacent property.
- E. As part of the Lakeridge Greenspace, the property is included in Seattle's Parks and Recreation 2011 Development 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?*

Seattle Parks will maintain the park as part of Lakeridge Park. Friends of Deadhorse Canyon (FODC) has done environmental restoration work in the Park since 1997 and will likely help to steward the new property.

**4. PROJECT BUDGET**

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$30,000</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>PEL:</b>

*\*Allowable 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.*

**Estimation of property value:**

*Briefly describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.*

**Estimation of property value:** Appraisal by independent contract MAI appraiser

<b>ESTIMATED PROJECT COSTS (dollars)</b>	<b>(a range may be included)</b>
Total property interest value	\$55,000
Title and appraisal work	
Closing, fees, taxes	\$5,000
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
<b>Total Project Costs (CFT and other funds)</b>	<b>\$60,000</b>

<b>MATCHING FUNDS SOURCES</b>	<b>Date Expended or Committed</b>	<b>Match Funds Expended or Committed (Amount)</b>
2008 Parks and Green Spaces Levy, Neighborhood Park Acquisition subcategory	November 2008	\$30,000
<b>Total Matching Funds Currently Identified</b>		<b>\$30,000</b>
<i>Unidentified Remaining Match Need:</i>		none

**Unidentified remaining match need**

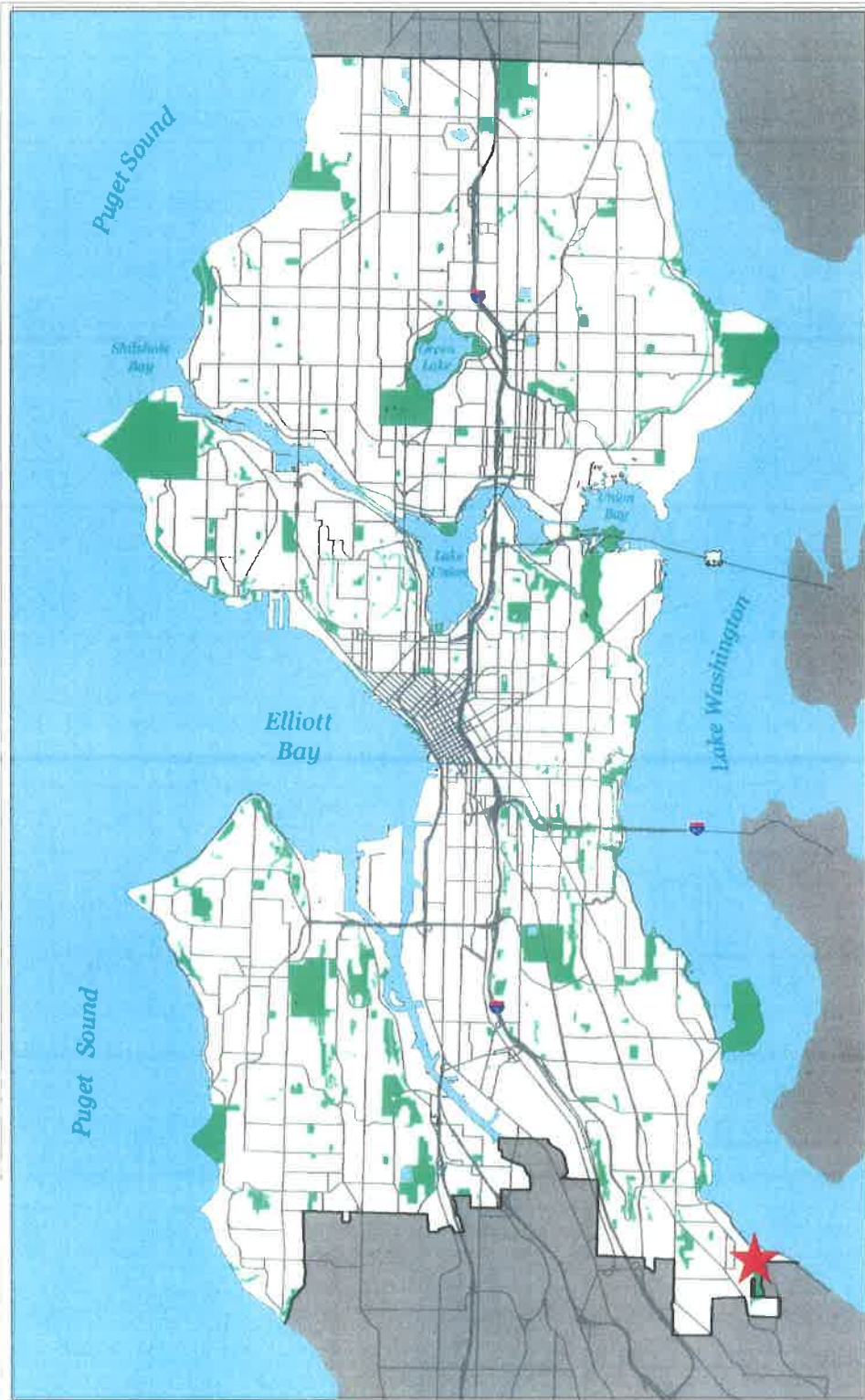
*Please discuss briefly how the unidentified remaining match need above will be met:*

Not applicable.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status (Completed, or Proposed in future?)</b>	<b>Activity Date Range (When was activity completed? or, date proposed in future)</b>
<b>TOTAL</b>			

**6. ATTACHED MAPS** (*Note: Two maps are now required; 1) site map and 2) general location 8 ½ x 11” maps are preferred, but 11x 17” is acceptable if folded and hole-punched for insertion into a three ring binder.*)



**Lakeridge Park**

**LEGEND**

- ★ Proposed Acquisition
- City Parks



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Map date: April 9, 2009



### Lakeridge Park



**Legend**

- Target Property
- Parcels
- Taylor Creek



1 inch = 300 feet

0 75 150 300 450 600

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