



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Longfellow Creek Addition

Applicant Jurisdiction(s): City of Seattle

Open Space System: Longfellow Creek Greenspace

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

Acquisition Project Size: .12 Acres

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

CFT Application Amount: \$200,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Chip Nevins

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Seattle Parks and Recreation

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

PROJECT SUMMARY:



Goal:

The long-term goal of this project is to acquire 4 strategic in-holding properties in the Longfellow Creek Greenspace. This project will consolidate public ownership in the greenspace and aid restoration efforts of Longfellow Creek by SPU. The City is requesting \$200,000 in CFT proceeds for the first phase of this project, the acquisition of one of the 4 properties.

Background:

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. This section of Longfellow is very constrained, running in a narrow channel between 24th Avenue S and the adjacent homes. Because of this constraint, the stream has little habitat value, high erosion of the banks and floods frequently. Seattle Parks and Seattle Public Utilities are working together on this project to enhance and restore (where possible) this section of Longfellow Creek.

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 checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" 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 |



enhanced floodplain reconnection.

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 and maintain year-round flow in the four-mile-long creek. These lands are being held for their natural resource values (as well as for passive recreation use) and 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 would consolidate existing City ownerships, reduce habitat fragmentation and allow for

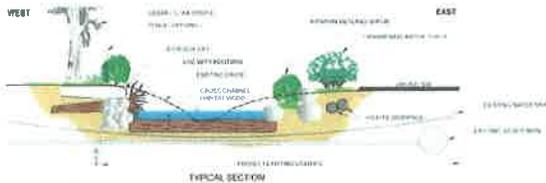
- B. Longfellow Creek is one of five major streams in Seattle, and teeming fish runs are still remembered by some long-time residents. Its headwaters are in Roxhill Park and it flows north for approximately four miles to its confluence with the intertidal Duwamish River. Chum and coho salmon now return to the creek to spawn in the fall, thanks in large part to extensive and continuing community efforts to restore the creek and adjoining uplands, including invasive weed removal and planting of native trees & shrubs. The protected watershed lands host a large variety of plant and animal species. Both types of salmon are Species of Concern. The acquisition of this property would allow for enhanced flood plain reconnection as part of Seattle Public Utilities' project. Observations conducted by citizen groups working with Seattle Public Utilities indicate that the numbers of returning fish have been increasing since the acquisition and protection of lands in the riparian zone.
- C. The acquisition of the targeted property would help preserve and enhance a green corridor in the midst of increasing residential development in the Delridge district. The Longfellow Creek Greenspace is a valued aesthetic amenity in this community.
- F. The purchase of the target property is part of Seattle Park's long-term phased acquisition strategy for consolidating and extending the City's open space holdings within the Longfellow Creek Watershed. The natural landscapes already under the control of Seattle Parks and Recreation include the Longfellow Creek Greenspace, Camp Long, the riparian corridor within the West Seattle Golf Course, and the headwater wetlands in Roxhill Park. These currently total 115 acres, and are augmented by the rights-of-way of undeveloped streets within the City ownerships.
- G. See A. and F. above. Seattle Public Utilities is proposing a major stream restoration project in this section of Longfellow Creek next to the parcel proposed for acquisition along Longfellow Creek, and it would contribute to the long-term viability of this project by allowing for a larger restoration project and eliminating encroachment problems and land-use conflicts.
- 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 projects 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. Longfellow Creek is a major focus of environmental education and interpretive activities. A number of nearby schools are involved in creek restoration projects, as well as Seattle Parks and Recreation's Camp Long nature center, whose naturalists use the watershed as outdoor classrooms for both children and adults.
- B. This acquisition would begin to fill a major gap in Parks ownership along this section of Longfellow Creek and allow for enhanced floodplain restoration of the Creek. The long-term goal is to acquire all 4 of the in-holding properties and restore the streambed much as has been done in sections of Thornton Creek. The first likely acquisition is for the one adjacent to parks property. If not purchased these properties will eventually be remodeled/redeveloped and there will be years of waiting for willing sellers before the City can piece the assemblage together again.
- C. The City has talked to all four property owners, who are willing to consider a sale, provided the price and terms are acceptable. However, there is probably only one owner that is willing to sell in the short term.



D. There are ongoing long-term partnerships among Seattle Parks and Recreation, Seattle Public Utilities, local schools and citizen groups in preserving and restoring this creek system. SPU is proposing to replace the culverts of the four houses identified below. By acquiring the property, the cost of replacing the culvert can be used instead to restore more of the floodplain.

- E. The targeted properties are located within the boundaries of the Green Spaces designated in Resolution 26853, which adopted the City's Green Spaces Policy.

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 the Seattle Department of Parks and Recreation. Further, Longfellow Creek is receiving funding for restoration and other improvements through Seattle Public Utilities.

Longfellow creek also benefits from significant volunteer work through citizen groups, schools and Parks and Recreation programs.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$200,000
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 for the property has been estimated by comparable sales in the subjects' area, subject to appraisal.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$400,000
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)	\$400,000

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)
Seattle Metropolitan Parks District	August 2014	\$200,000
Total CFT Funds Previously Received <i>This Project</i>	None	None
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$200,000
Unidentified Remaining Match Need		None

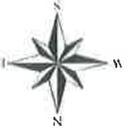
Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

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.

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accompany this product.
Map date: April 9, 2009



LEGEND

- City Parks
- Proposed Acquisition

Longfellow Creek





Longfellow Creek

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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Orthophoto source:
Pictometry.
Map date: March 2, 2018



Legend

-  Longfellow Creek
-  Target Property
-  Parcel
-  Parks

