



King County

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

**PROJECT NAME:** Madrona Ravine Addition

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

**Open Space System:** Madrona Ravine

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

**Acquisition Project Size:** .27 acres **CFT Application Amount:** \$ 250,000

*(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 the remaining underdeveloped property in Madrona Ravine. This acquisition will increase public ownership in this natural area and aid restoration efforts and protection of the creek that runs through it. The City is requesting \$250,000 in CFT proceeds to purchase the site.

**Background:**

Seattle Parks acquired the Madrona Ravine properties in the early 1990's to protect the forested ravine that extends through Madrona Park to Lake Washington and the creek that runs through it. Marianne Hanson,

who sold the property to the City wrote of the site's value at the time, saying "For long years I've watched kids discover the ravine and its secrets, including a year-round stream, salamanders, wild doves, freedom and the joy of being in the wilds right in the city."

# 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 adds to City ownership in the ravine, enhances a wildlife corridor that runs from 37th Avenue to Lake Washington and protects the daylighted Madrona Creek. Neighbors have seen a variety of wildlife in this heavily forested area including over 30 species of birds and a variety of small mammals. The ravine also hosts nesting eagles and Coopers Hawks.

B. The purchase of this property would continue the City's protection of the forested ravine and daylighted Madrona Creek, which provides fresh water to Lake Washington. In 2003 a community initiated project took Madrona Creek out of a pipe and created a new creek bed for the water to run from 37th Avenue down to the Lake Washington shoreline. The project installed new creek culverts to allow fish passage and pedestrian paths and bridges.

C. The target property is part of a scenic forested ravine that runs down to the Lake Washington shoreline. The ravine can be seen from Lake Washington Boulevard.

F. The acquisition will add to the 6 acres of public ownership within Madrona Ravine, which is across 38th Avenue from the 31 acre

Madrona Park along Lake Washington in the Madrona neighborhood of Seattle.

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 and protection of the ravine. The property is moderately sloped with a small house on it. The owner has recently passed away and the son is getting ready to put it on the market. A new buyer would undoubtedly tear down the existing house and build a much bigger one like the one that was built at the head of the ravine years ago. If that were to happen this opportunity would be lost.
- C. The owner that recently passed away was the one that sold the original Madrona Ravine properties to the City in the early 1990's. The neighborhood has talked with the family to express their interest in having it become part of the park.
- E. As part of the Madrona Ravine/Madrona Woods, the property is included in Seattle's Parks and Recreation 2011 Development Plan. It is also included in the 2000 Urban Habitat and 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?*

Seattle Parks will maintain the park as part of the overall Madrona Park. There is a very active community group, Friends of Madrona Woods that is actively working on projects in the greenspace. This group will likely help to steward the new property.

### 4. PROJECT BUDGET

|  |                |
|--|----------------|
| 1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup> | CFT: \$250,000 |
| 2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup> | PEL:           |

*\*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:** Estimate by comparable sales, subject to Appraisal by independent contract MAI appraiser

| ESTIMATED PROJECT COSTS (dollars)                      | (a range may be included) |
|--|---------------------------|
| Total property interest value                          | \$500,000                 |
| Title and appraisal work                               |                           |
| Closing, fees, taxes                                   |                           |
| Relocation   |                           |
| Hazardous waste reports                                |                           |
| Directly related staff, administration and legal costs |                           |
| <b>Total Project Costs (CFT and other funds)</b>       | <b>\$500,000</b>          |

| <b>MATCHING FUNDS SOURCES</b>                    | <b>Date Expended or Committed</b> | <b>Match Funds Expended or Committed (Amount)</b> |
|--|-----------------------------------|---|
| Metropolitan Park District Funds                 | August 2014                       | \$250,000   |
|  |                                   |   |
|  |                                   |   |
|  |                                   |   |
| <b>Total Matching Funds Currently Identified</b> |                                   | <b>\$250,000</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> |
|---|---|---|---|
| see earlier discussions of Additional Factors and Stewardship & Maintenance | none claimed                                |   |   |
|   |   |   |   |
|   |   |   |   |
|   |   |   |   |
| <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.

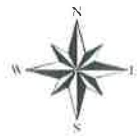




**Madrona Ravine**

**LEGEND**

- ★ Proposed Acquisition
- City Parks



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Map date: April 9, 2009



## Madrona Ravine



**Legend**

- Target
- Stream
- Parks
- Parcel Boundary



1 inch = 208 feet

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