



King County

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

PROJECT NAME: Magnolia Greenbelt

Applicant Jurisdiction(s): City of Seattle

Open Space System: Magnolia Greenbelt

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

Acquisition Project Size: .4 acres **CFT Application Amount:** \$ 40,000

(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 consolidate public ownership by acquiring the last two in-holding properties in the Magnolia Greenbelt. The City is requesting \$40,000 in CFT proceeds to purchase the properties.

Background:

In the past 20 years the City has protected most of this open space system through property acquisitions, transfers of jurisdiction, and voluntary conservation.

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 properties will consolidate Parks ownership and enhance a wildlife corridor in one of Seattle’s greenbelts. This area is home to small mammals and is used by a variety of bird species.

C. The target property is part of the scenic forested hillside above Port of Seattle property, which is visible from the Magnolia Bridge.

D. These properties are part of an important wooded buffer between the industrial uses in Interbay and the residential neighborhood at the top of the hill.

F. Current City holdings in the Magnolia Greenbelt total 2.7 acres. The target properties fill the

remaining gaps in public ownership and would 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 properties are critical for the connectivity of the greenbelt. Although the development threat is low due to access challenges, if they were developed it would severely impact the integrity of the greenbelt.
- C. The City tried to acquire these properties in the early 1990's and the owners were not interested at the time. We have contacted them again and are waiting response.
- E. As part of the Magnolia Greenbelt, the property is included in Seattle's Green Spaces Policy and 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 the Magnolia Greenbelt.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$40,000
2) TOTAL PEL APPLICATION AMOUNT^b	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 based on comparable sales, subject to an appraisal by independent contract MAI appraiser

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
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 SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
Seattle Metropolitan Park District Acquisition Funding	August 2014	\$40,000
Total Matching Funds Currently Identified		\$40,000
<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

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
	none claimed		
TOTAL			

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.



Magnolia Greenbelt

LEGEND

- ★ Proposed Acquisition
- City Parks



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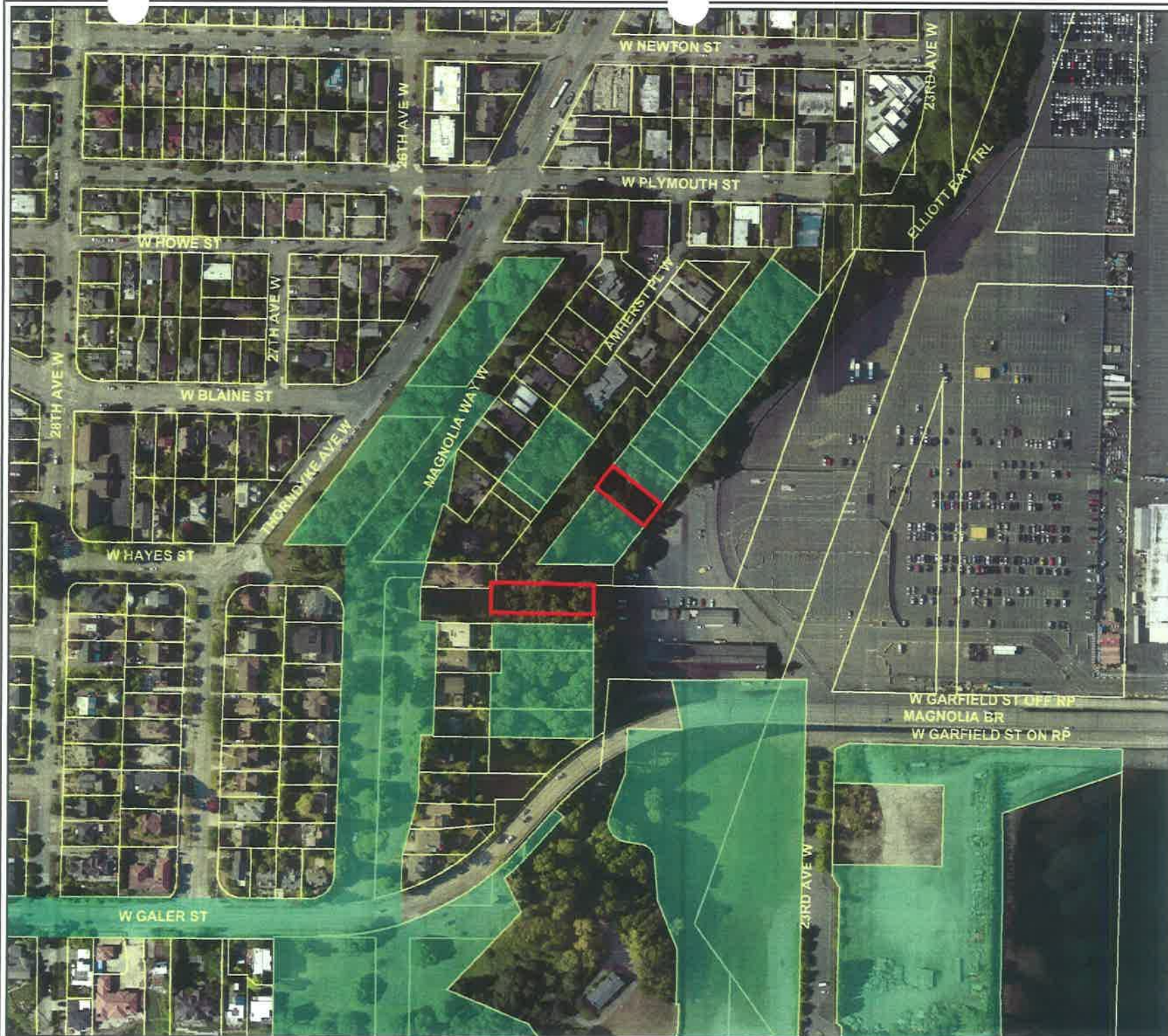
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Map date: April 9, 2009






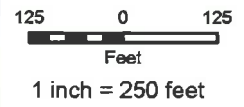
SEATTLE PARKS AND RECREATION

Magnolia Greenbelt



Legend

-  Targets
-  Park Boundary
-  Parcel Boundary



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Orthophoto source:
Pictometry, 2015
Map date: February 22, 2016