



King County

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: North Beach Natural Area

Applicant Jurisdiction(s): City of Seattle

Open Space System: North Beach Natural Area

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

Acquisition Project Size: .26 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 an in-holding property in the North Beach Natural Area. 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:

North Beach Natural Area consists of 2 wooded ravines in northwest Seattle. The ravines are located between 24th and 30th Avenues NW, primarily between NW 90th and NW 92nd Streets and include a mix of private and public ownership. In recent years, the park, canyon, and creek have been the site of considerable volunteer restoration work.

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, enhance a wildlife corridor in one of Seattle's greenspaces and enhance restoration opportunities in the ravine. Neighbors have seen a variety of wildlife in this forested ravine including great blue herons, bald eagles and a variety small mammals.



B. The purchase of this property will continue the City's effort at protecting the creek that runs through the ravine on its way to Puget Sound. This stream, like others throughout NW Seattle, provide a source of clean, fresh water to Puget Sound.

C. The target property is part of the scenic forested North Beach Natural Area in NW Seattle. A creek runs through the greenspace on its way to Puget Sound. 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 northwest section of City and separates the residential neighborhoods in that area.

F. North Beach Natural Area comprises two wooded ravines in northwest Seattle. Seattle Parks owns more than 10 acres in those ravines. The target property fills one of the larger gaps in 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 the greenspace. The property is steeply sloped, has some access issues and would be challenge to develop. However, if the property was sold and developed it would impact the integrity of the natural area and the creek below.
- C. The owner died several years ago and the property was transferred to a limited liability corporation.
- D. As part of the North Beach Natural Area, The targeted property is 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?

Seattle Parks will maintain the park as part of the North Beach Natural Area. There is a very active 'Friends of' group working on restoration of the North Beach ravines. This group will likely help to steward the new property.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$30,000
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: Estimated 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	\$60,000
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)	\$60,000

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
Metropolitan Park District	August 2014	\$30,000
Total Matching Funds Currently Identified		\$30,000
<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)
see earlier discussions of Additional Factors and Stewardship & Maintenance	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.



**North Beach
Natural Area**

LEGEND

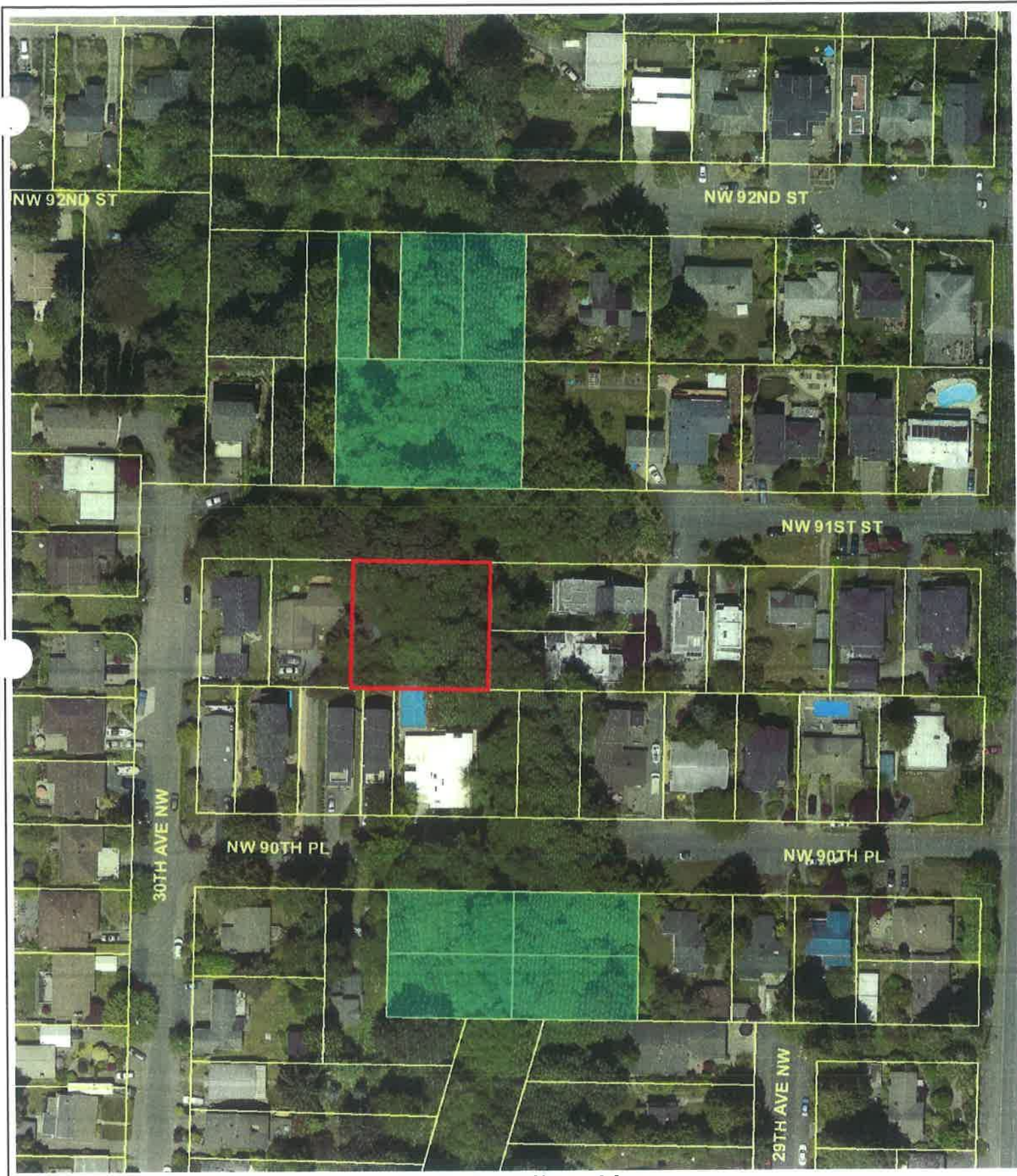
-  Proposed Acquisition
-  City Parks



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Map date: April 9, 2009



North Beach Natural Area

20 0 20 40 60 80 100



Feet

1 inch = 100 feet



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Orthophoto taken: 2013 March 2005
Map date: March 3, 2016



Legend	
	Contours
	Target
	Park Boundary
	Parcel Boundary