



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Carnation Tolt Commons Park Property Acquisition

Applicant Jurisdiction(s): City of Carnation

Open Space System: Tolt Commons Park

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

Acquisition Project Size: 5,000 sq./ft. CFT Application Amount:
\$25,000

(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

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Title: City Manager Fax: 425 333 4336

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Email: philm@carnationwa.gov

Date: 3/4/2016

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

The City of Carnation is seeking CFT funds to acquire a 5000 sq/ft parcel to expand a Special Use Park known as "Carnation Market Square/Tolt Commons". The City has been approached by a property owner who is a willing seller and has agreed to sell the property that is directly adjacent to our Farmer's Market Community Shelter. When acquired the parcel will be used for additional seating and other passive activities for people attending Carnations' Farmers Market, plus seating and gathering for other downtown related events such as the Carnation 4th of July and the Christmas in Carnation event, as well as year-around use by the general public.

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

This project will add a 5,000 sq/ft parcel to the Tolt Commons Park that will be used as park and open space. Acquisition of this parcel will allow Carnation to expand passive uses such as seating and gathering space in our historic downtown core. The acquisition of this parcel is important as Carnation is experiencing significant residential growth. We have also seen a resurgence of interest in our commercial downtown properties. It is imperative that Carnation purchase this parcel so that it does not get developed. Currently the parcel in question is a vacant lot surrounded by chain link fence.

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

Additional Factors: There are fewer empty parcels of developable land in the downtown area. Failure to obtain this parcel will create a serious impediment to completing the Tolt Commons Park. The property owner is a willing seller and has agreed to sell at the assessor's valuation of \$45,000. The Tolt Commons Park is identified in the City's Parks Plan (2009), the Comprehensive Plan (2015) and in the Tolt Avenue Action Plan (2011) and in the Tolt Avenue Central Business District Improvements (2015-2018).

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?

Stewardship & maintenance: The property will become another piece in the city's Tolt Commons Park project. The chain-link fence will be removed and the parcel landscaped. City staff will maintain the Park.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$25,000
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).

Land value has been estimated based on the assessor's 2015 valuation of \$45,000.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	45,000
Title and appraisal work	2,000
Closing, fees, taxes	2,500
Relocation	0
Hazardous waste reports	0
Directly related staff, administration and legal costs	500
Total Project Costs (CFT and other funds)	\$50,000

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)
City of Carnation Park Impact Fees	2017	\$25,000

Total CFT Funds Previously Received <i>This Project</i>		0
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		0
Unidentified Remaining Match Need		0

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. N/A

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS N/A

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.


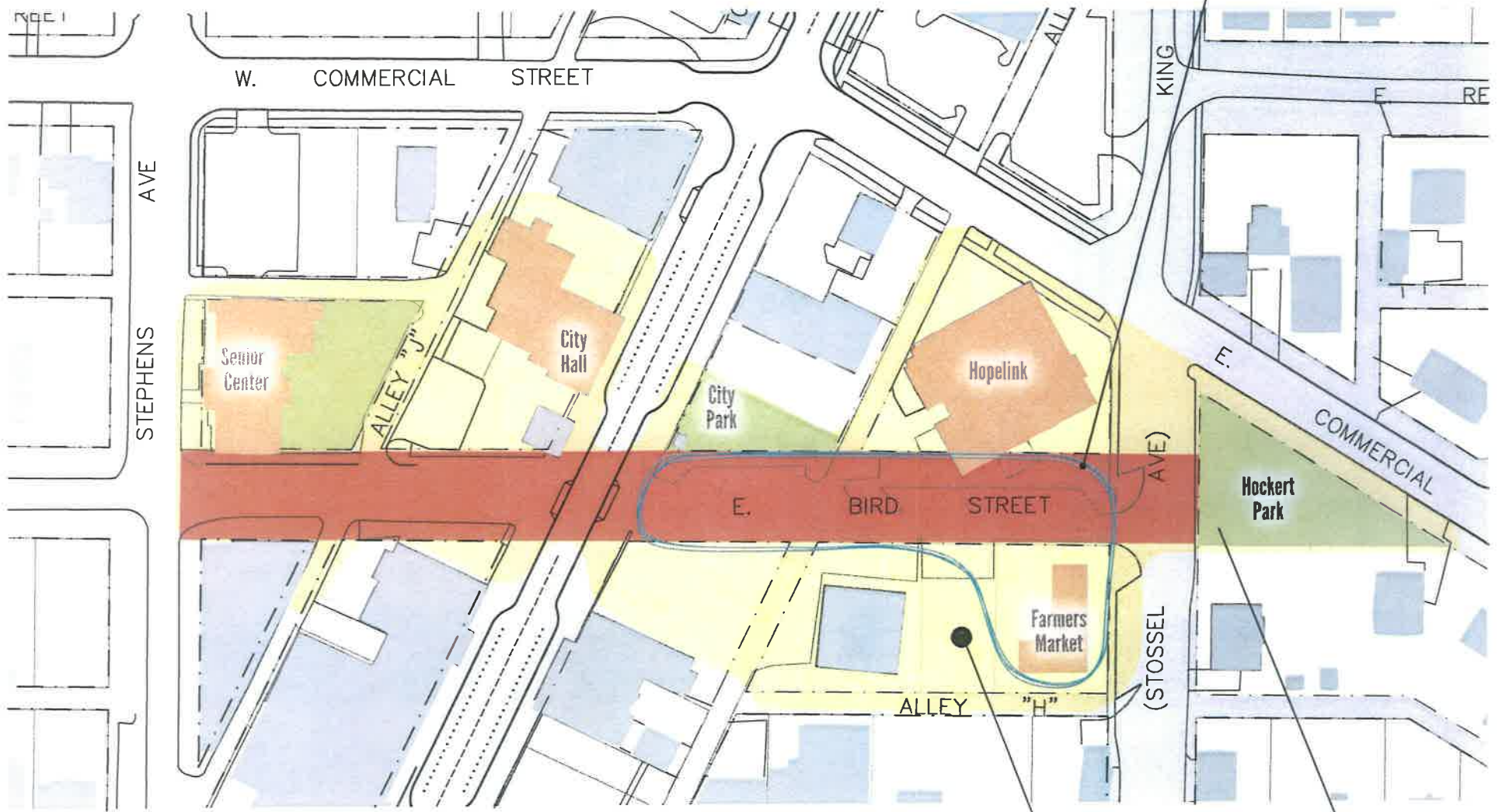
Site Map that shows the following:

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

Location Map that shows the following:

- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*

Build on the Farmers Market and City Park to accommodate community events. Parking should easily convert to another purpose.

-  Community "heart"
-  Bird Street
-  Civic anchors
-  Parks and open space

Design Bird Street as a "people street" that prioritizes pedestrians and focuses Carnation's "heart." Unify Bird Street with paving, lights, planting, etc.

Accommodate a variety of functions at different times, including:

- pedestrian movement
- public gathering
- resting places
- parking.

PROPERTY FOR ACQUISITION

Provide an inviting gateway to Hockert Park and redesign to accommodate complementary activities, especially children's play.



