CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME  May Creek – Fawcett South Property

Applicant Jurisdiction(s):  City of Renton

Open Space System:  May Creek
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size:  5.2 Acres  CFT Application Amount:  $482,000
(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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   1055 South Grady Way, Renton, WA 98057  Date:  March 1, 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.)

This acquisition is part of the long range vision, first identified in the mid-1980’s, to connect Lake Washington in Renton to King County’s Cougar Mountain Regional Wildland Park. The City of Renton, the City of Newcastle, and King County have been coordinating acquisitions in this corridor since the late 1980’s; the Fawcett South Property is a critical link to making this continuous connection. The acquisition consists of acquiring one (1) reconfigured parcel totaling 5.2 acres on May Creek, located on the west side of I-405 and abutting the south side of May Creek (property boundary extends into the center of May Creek). The property is located directly across the creek from a previously acquired and developed open space parcel to include a trailhead, looping soft surface trail, interpretive signage and extensive habitat restoration. The landowner currently has an approved plat and permit (through 9/15/2016) to develop the property into 12 buildable lots under the former R-8 zoning classification. The appraisal for this acquisition will be based upon 5 buildable lots under the City’s newly adopted shoreline regulations. Future plans for the Fawcett South Property acquisition include invasive plant removal and habitat restoration. This acquisition will preserve the wildlife and habitat connection within the May Creek corridor and the natural visual connection from the trailhead parcel on the north side of May Creek and the future Eastside Rail Corridor to the immediate west.
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 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.

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 addition  
H. Passive recreation opportunity/unmet needs

A. **Wildlife habitat or rare plant reserve – Medium to High** – Black bear, bald eagles, and black-tailed deer have been observed in this immediate area of the May Creek Greenway.

B. **Salmon habitat and aquatic resources – High** – The property extends into the center of May Creek where the City currently has ownership from the north side of May Creek to the creek centerline. This acquisition would provide full public ownership and management of May Creek at this location. The May Creek Basin supports six (6) salmonid species: Chinook, Sockeye, Coho, Steelhead, Kokanee, and Cutthroat trout within this reach. The mouth of May Creek at Lake Washington is identified as Tier 1 in the WRIA 8 Plan due to the importance of creek mouths for juvenile Chinook rearing. Outside of the mouth and a short distance upstream (including the Fawcett South property) May Creek is considered a Tier 3 in the WRIA 8 Plan, which is based on episodic Chinook use and moderate watershed function at this location (Volume III, Appendix C). Public access with interpretive facilities are located directly across the creek from this proposed acquisition.

C. **Scenic Resources – Medium to High** – This 5.2 acre Fawcett acquisition provides a significant natural view corridor particularly from the north side of May Creek where the City owns 3 acres improved with a soft surface trail, interpretive signage and habitat restoration as well as protecting the natural view corridor views from the future Eastside Rail Corridor which is adjacent to this property to the west. In addition, this acquisition is located on the south side of May Creek and extends to the creek centerline (along the entire north property line) where the City currently has ownership. This natural water system flows openly and also includes forested deciduous and evergreen hillsides in a densely developed and populated single family residential area. There is an existing wetland on-site.

D. **Community Separator – Medium** – As reflected on the attached Location Map, the May Creek corridor separates intensely developed neighborhoods from one another.

E. **Historic/cultural resources – Medium** – This parcel is the final acquisition of the Colman Homestead. Following is an excerpt from the diary of pioneer Clarissa Colman, who homesteaded this property in 1800’s (one of seven volumes located at the Eastside Heritage Center in Bellevue and with copies at the Washington State Archives in Olympia ). Her husband James had been murdered in 1886, shot to death as he was rowing across Lake Washington to Seattle to testify in a criminal trial. “Sunday, May 20, 1888 – Boys went bear hunting but did not get any George saw one & shot at it but did not hit it. I have been at home all along & it has seemed very lonesome. A canoe with eight Indians went up the lake this morning & went down again just at sundown.”

F. **Urban passive-use natural area/greenbelt – High** – This parcel is critical to providing a continuous open space system in the May Creek corridor which will one day connect Cougar Mountain to Lake Washington as well as adjoin the future Eastside Rail Corridor. Intensive urban development along the Greenway boundaries is steadily occurring, thereby increasing population density in adjacent neighborhoods. Open space in the May Creek corridor is critical to the quality of life for the human and wildlife population surrounding this area. In addition to King County, the City of Newcastle, and WSDOT, the City of Renton currently owns 21 parcels totaling 53 acres along the May Creek corridor.

G. **Park/open space or natural corridor addition – High** – The landowner currently has an approved plat and permit to develop the property into 12 buildable lots based upon the former R-8 zoning (valid through 9/15/2016). Acquiring this parcel protects both sides of May Creek. The Cities of Renton and Newcastle, and King County
currently own the majority of the land along May Creek and its Valley upstream from Lake Washington Blvd. Honey Creek, a tributary of May Creek, and its valley, includes an additional 41 acres owned by the City of Renton. The vision of these jurisdictions is to protect this natural corridor along these waterways and connect Lake Washington to Cougar Mountain, and Cougar Mountain to the City of Bellevue’s Coal Creek Park. This parcel is an integral component of that vision.

H. Passive recreation opportunity/unmet needs – High – King County and the City of Renton (and more recently the City of Newcastle in the mid 90’s) have been acquiring land in the May Creek Corridor since the late 1980’s. The long term vision has been to connect this corridor to King County’s Cougar Mountain Regional Park and the City of Bellevue’s Coal Creek Park, then looping south to the May Creek Corridor as part of the Lake Washington Loop Trail system (and now the Eastside Rail Corridor). The property is immediately east of the future Eastside Rail corridor.

- The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).
- The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails.

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. Educational/interpretive opportunity - High – The Fawcett South Property acquisition supports the existing interpretive and educational amenities on the opposite side of May Creek and also at the future Kenyon-Dobson Park trailhead facility. The property owner is a direct descendant of Clarissa Colman who homesteaded this property and who’s husband was murdered in 1886 as he was rowing across Lake Washington to testify in a criminal trial. The original diaries are housed at the Eastside Heritage Museum with copies at the Washington State Archives. In addition, six (6) salmonid species: Chinook, Sockeye, Coho, Steelhead, Kokanee, and Cutthroat trout are located within this reach.

B. Threat of loss of open space resources – High – Since 1990, the City has been in discussions with the property owner for several parcels along May Creek as the owner is a direct descendant of the family who homesteaded the area. This parcel is the final parcel to be acquired as part of the original homestead and is critical to the May Creek Greenway system. The landowner currently has an approved plat and permit (through 9/15/2016) to develop the property into 12 buildable lots under the former R-8 zoning classification. The appraisal for this acquisition will be based upon 5 buildable lots under the City’s newly adopted shoreline regulations and revised R-6 zoning.

The open space resources that would be negatively impacted as described in Section 1 include: A. Wildlife Habitat or Rare Plant Reserve (loss of quality and connectivity), B. Salmon Habitat and Aquatic Resources (loss of habitat and public management), C. Scenic Resources (loss of significant natural view corridor from future Eastside Rail Corridor and north side of May Creek), D. Community Separator (loss of a continuous corridor), F. Urban Passive-Use Natural Area/Greenbelt (loss of a continuous corridor), G. Park/Open Space or Natural Corridor Addition (parcel is critical to connectivity), and H. Passive Recreation Opportunity/Unmet Needs (loss of a continuous public natural corridor).

C. Ownership complexity/willing seller(s)/ownership interest proposed – High – The landowner first contacted the City in March 2015 about the possibility of selling. The City anticipates executing a Purchase and Sales Agreement by May 2016.
D. Partnerships – Describe any public or private partnerships that will enhance this project – Medium – This acquisition supports the existing relationships with the Tribe and the Eastside Heritage Museum regarding the environment and area history.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? – Yes – Two adopted plans and one Community-wide Telephone Survey as follows:
- By Resolution Number 4123, the Renton City Council adopted the Parks, Recreation and Natural Areas Plan on November 7, 2011. Acquisitions in the May Creek Greenway system are identified as the number two (2) overall City priority (Appendix C, Page 213). Acquisitions in the May Creek Greenway system are also identified by Community Planning Area – Kennydale Community Planning Area (Page 105) and East Plateau Planning Area (Page 97).
- The number one activity in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is Trails Use (75%).
- The number one priority for new development in Renton, as identified in the Community-Wide Telephone Survey (2011) completed as part of the Parks, Recreation and Natural Areas Plan is trails.
- By Resolution 4005, the Renton City Council adopted the Trails and Bicycle Master Plan on May 11, 2009. Page 63 identifies the May Creek Trail as the number three (3) priority for trail development.

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?

As with recent King County Conservation Futures funded acquisition projects, the City will budget maintenance monies for the ongoing maintenance of the site and will utilize Best Management Practices. In addition, in 2015 a total of 1,364 volunteers donated 4,294 hours maintaining parks and trails. This program, administered in the Community Services Department, has a dedicated “Volunteer Trailer” with over 200 tools available to support volunteer efforts. The City will work with the Program Manager to develop partnerships and utilize volunteers for open space maintenance and future trail development. Recent examples of volunteerism in the May Creek corridor include:
- Kenyon-Dobson Park (future trailhead and educational facility) volunteer clean-up and invasive plant removal.
- Arbor Day-Earth Day Planting – 150 volunteers planted 1,500 native trees and shrubs along the north side of May Creek - opposite side of the creek from this proposed acquisition.

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT\(^a\) | CFT: $482,000 |
| 2) TOTAL PEL APPLICATION AMOUNT\(^b\) | PEL: |

\(^a\)Allowable 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.

\(^b\)King 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 property value is based upon the Assessed Valuation ($1,048,000), less the estimated value of the 13,999 sq. ft. lot to be retained by the owner ($125,000), for a total of $923,000. The property is currently zoned R-6, however the property owner currently has an approved plat and permit to develop 12 building lots based upon R-8 zoning. While the Shoreline Permit has expired, the landowner has not yet pursued renewing the permit through the City of Renton and the State Department of Ecology. Both the Plat and the Building permit are valid until
9/15/2016. The appraisal will be based upon 5 buildable lots under the City’s new shoreline regulations. The property owner wishes to retain one 13,999 square foot lot and reconfigure an adjacent lot; requiring the completion of a lot line adjustment. The estimated acquisition will be 5.2 acres with an estimated land value of $923,000.

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<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tr>
<td>Total property interest value</td>
<td>$923,000</td>
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<tr>
<td>Title and appraisal work</td>
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<tr>
<td>Closing, fees, taxes</td>
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<td>Relocation</td>
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<td>Hazardous waste reports</td>
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<tr>
<td>Directly related staff, administration and legal costs and Lot Line Adjustment</td>
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<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$964,000</td>
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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.

None.

5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
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<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
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<tbody>
<tr>
<td>TOTAL</td>
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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).
Looking West/Downstream. Fawcett South Acquisition (left side of creek). May Creek Trail/City ownership on the right side of the creek.

Looking East/Upstream. Fawcett South Acquisition (right side of creek). May Creek Trail/City ownership in the foreground.