Project Name: Lake Geneva Park

Applicant Jurisdiction: King County Parks

If applicable, Open Space System Name: (Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 17.4
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $ 500,000
(Dollar amount of CFT award requested)

Total Project Acreage:
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $ 1,500,000
(King County Projects Only: Dollar amount of KC Parks Levy requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:

King County Council District in which project is located¹: 7

CONTACT INFORMATION

Contact Name: Daphne Payne
Phone: (206)477-3391
Title: Project/Program Manager
Email: daphne.payne@kingcounty.gov
Address: 201 S Jackson St. Seattle, WA 98104
Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.

This acquisition would fund 17 acres of undeveloped open space in the urban unincorporated area of Federal Way. Housing development is rising in this area, with many new apartment complexes planned or under construction. Providing green spaces is essential for health and well-being in urban communities, and preserving this land keeps this green space from being developed into many single family home units.

This area is in the 77% percentile of percentage of households at or below the 200% of the federal poverty level compared to other census tracts in King County, indicating a high level of occurrence of poor households. The area is in the 6% percentile of life expectancy rate, indicating a very low level of life expectancy. Additionally, this area is in the 66% percentile of population under 5, indicating a large population of children under 5. All these factors emphasize the point that a preserved green space that provides recreation opportunities would benefit the community, and may be an asset the community cannot afford to find elsewhere in the County.

This property would serve as an expansion of Lake Geneva Park, a King County Parks active park across the street. Lake Geneva Park is already at full capacity during summer, and there is a demand for more space and amenities for families in the area. Use for this targeted acquisition would be determined through a public engagement meeting, where Parks would work with the community identified needed outdoor recreation services and wildlife habitat restoration opportunities.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

- ☒ A. Wildlife habitat or rare plant reserve
- ☒ F. Urban passive-use natural area/greenbelt
- ☐ B. Salmon habitat and aquatic resources
- ☒ G. Park/open space or natural corridor addition
- ☒ C. Scenic resources
- ☒ H. Passive recreation opportunity/unmet needs
- ☒ D. Community separator
- ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space
- ☐ E. Historic/cultural resources

Wildlife
These properties conserve open green space in an urban unincorporated area and serves as a wildlife corridor for animals such as cougar, bobcat, deer and other smaller wildlife species.

Community separator
This acquisition would preserve green space in a highly developing urban unincorporated area, and would serve as a separator and open space amenity for the community.

Urban passive-use natural area
The site is well equipped to be used for passive recreation. There are several social trails in the forested portion of the site, and large open areas to be used for passive recreation.

Park/open space addition
This site would expand the 19 acre Lake Geneva Park. In the summer months, Lake Geneva Park is at maximum capacity and there is a high demand for additional recreation opportunities in the area. This acquisition would provide those opportunities.

Passive recreation opportunity
As mentioned above, there are several social trails that meander through the forested portion of the property as well as large open areas for passive recreation.
SECTION 3. ADDITIONAL FACTORS

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

☒ A. Educational/interpretive opportunity
☒ B. Threat of loss of open space resources
☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
☒ D. 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 Rights (TDR) participation

Educational/interpretive opportunity
There is a large forested area on the property that has several social trails throughout. This would be an excellent area to have interpretive signs on urban forestry, habitat restoration and vegetation identification. Other future education opportunities include a site for schools and programs to use for vegetation identification and a space to learn about Pacific Northwest plants and habitat.

Threat of loss of open space resources
The property is 17 acres, zoned R4 so could be divided into 68 single family homes. Except for a wetland in the middle of the site, the area is mostly developable. Preserving this urban greenspace secures opportunities for families to get outside in this rapidly growing area.

Feasibility
The landowners are very willing to sell to King County Parks.

Describe any public or private partnerships that will enhance the project
There is opportunity here for Community Partnership Grants to develop capital amenities on site, this grant works in partnership with local community groups and organizations. A public engagement process will help organize community groups and garner local support for the future success of the site.
SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

i. Parcels that are Current Funding Targets - i.e., those parcels which would be acquired with requested funding, shown in red on your maps. Find this information on Assessor’s Report/Property Details accessed through King County iMAP (https://gismaps.kingcounty.gov/iMap/). Add more rows if needed.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”(^2)</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6064600405</td>
<td>.3</td>
<td>R4</td>
<td>Unk</td>
<td>NA</td>
<td>$ 100,000</td>
<td>Fee</td>
</tr>
<tr>
<td>6064600381</td>
<td>7.5</td>
<td>R4</td>
<td>Unk</td>
<td>NA</td>
<td>$ 600,000</td>
<td>Fee</td>
</tr>
<tr>
<td>6064600360</td>
<td>9.6</td>
<td>R4</td>
<td>Unk</td>
<td>NA</td>
<td>$ 800,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):
6064600401, 6064600402, 6064600403, 6064600400

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). The site was appraised, that appraisal is still under review, but we are able to estimate cost within a narrow margin.

C. Are any parcels enrolled in the Current Use Taxation program (a voluntary conservation program)?\(^4\) No.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?
This urban unincorporated open space would be a park for the community. Ideas for the site would emerge from the public engagement process, and could include items such as nature scape area, picnic shelter, interpretive trail and athletic fields.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?
The property will be maintained by Parks Operations. There are opportunities for partnership grants and agreements to help maintain and steward the site.

C. What are the biggest challenges you anticipate in managing this site?
This site will potentially be more developed than other open space sites, will require more time for maintenance and stewardship.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
No.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.) Potentially, there may be areas that would be used for athletic fields in a flat portion of the property. Parks Levy funds can purchase these areas.

\(^2\) Please explain what the zoning designation means if you don’t think it would be evident to the committee.
\(^3\) Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
\(^4\) Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request <em>(for county projects only)</em></td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$ 1,500,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>NA</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>NA</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$ 20,000</td>
</tr>
<tr>
<td><em>Only if applicable: Value of land used as match</em>¹</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 1,900,000</td>
</tr>
</tbody>
</table>

FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it.

If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$ 500,000</td>
</tr>
<tr>
<td>Past CFT Funding Available <em>(i.e., funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td>$ 0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATCH FUNDING STILL SOUGHT</td>
<td>Date Funding Anticipated</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Parks Levy</td>
<td></td>
<td>$ 1,500,000</td>
</tr>
</tbody>
</table>

¹ If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.

☒ A. Acquisition can occur in late 2019 or soon thereafter
☒ B. Transaction is highly likely to be successful
☒ C. Match is secured
☒ D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplused. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)

Acquisition can occur in late 2019
The property has been appraised and a funding contingent offer can be made and agreed upon between King County and the landowner.

Transaction is highly likely to be successful
The landowner is willing to sell their property and eager to offer urban play/open space amenities in the unincorporated area of Federal Way.

Match is secured
If Parks Levy funds are awarded, match will be secured.

Property acquired in fee will not be leased or sold
Property will remain in King County ownership.
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