



## CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

<b>Project Name:</b> Beaconsfield Nearshore	
<b>Applicant Jurisdiction:</b> City of Normandy Park	
<b>If applicable, Open Space System Name:</b> Beaconsfield Nearshore <i>(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)</i>	
<b>Proposed Project Acreage:</b> .21 <i>(Identify the acreage targeted under this year's funding request)</i>	<b>CFT Funding Request:</b> \$42,500 <i>(Dollar amount of CFT award requested)</i>
<b>Total Project Acreage:</b> 5 <i>(Estimate total acreage at project completion for multi-year projects)</i>	<b>KC PL Funding Request:</b> <i>(King County Projects Only: Dollar amount of KC Parks Levy requested)</i>
<b>Type of Acquisition(s):</b> <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
<b>King County Council District in which project is located<sup>1</sup>:</b> District 5-Upthegrove	

### CONTACT INFORMATION

<b>Contact Name:</b> Amanda León	<b>Phone:</b> 206.248.8257
<b>Title:</b> Parks Director	<b>Email:</b> aleon@normandyparkwa.gov
<b>Address:</b> 801 SW 174 <sup>th</sup> St. Normandy Park, WA, 98166	<b>Date:</b> 3/4/19

### 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.*

The City of Normandy Park has been working on purchasing parcels for the Beaconsfield Nearshore restoration project since 2004 when residents approached City of Normandy Park leadership to extend the passive recreation space adjacent to Marine View Park with the additional benefit of environmental restoration and open space preservation along the Puget Sound Shoreline. At this time the City of Normandy Park has purchased 18 of the 25 parcels that make up the Beaconsfield "piano key" properties. The City would like to continue to purchase the remaining parcels with the assistance of CFT funding.

<sup>1</sup> King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find\\_district.aspx](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.*

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

In the 2018 PROS plan, the City proposed that the beachfront properties are proposed to be added to the Cascade Marine trail. The City designated the Beaconsfield on the Sound Stewardship fund in 2011 with ordinance 873 to allow a perpetual Stewardship and Restoration fund in the City budget to “retain the land as a public park and to maintain it at a reasonable level”. In the coming years as the City is able to acquire property and acquire conservation easements along the Puget Sound Shoreline passive use recreation space will be acquired as the beach corridor connects to the existing Marine View Park shoreline. This shoreline park is the only current existing public access point in Normandy Park.

The project area is important for maintaining different life stages of salmonid populations in the Green-Duwamish and Central Puget Sound Watershed. The marine nearshore provides valuable habitat for all species of anadromous salmon in WRIA 9- especially juvenile Chinook. In addition, 16 different hatchery stocks from nine other watersheds have been shown to rely on the shoreline for foraging, refuge and as a migration corridor. The target area proposed for acquisition supports critical habitat features important for maintaining several different life stages of salmon populations. Juvenile salmonids are particularly dependent on the marine nearshore for rearing. The potential to increase large overhanging trees in the project area will allow for terrestrial insect drop, important for Juvenile Chinook. Terrestrial insects are also a major component of the diet of chum and cutthroat trout within WRIA's 8 and 9. Increasing large overhanging trees along the shoreline will also allow for increased shading of feeder fish spawning areas.

### 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 opportunities include planned and unplanned opportunities to explore the Puget Sound Environment. Visitors to Marine View Park currently enjoy public beach access to the Puget Sound. As the City is able to expand the public access area, the Cascade Marine View Trail could be expanded for a stop in the area. Currently the Marvista Park School in the Highline School District uses the park for a guided environmental field trip annually with beach naturalists and botanists providing hands on learning at the site. The City of Normandy Parks Municipal Parks District also hosts bird watching and bird education classes at the park to observe unique bird habitats that nest in the area.

The feasibility of acquisition of all the parcels in the target area is dependent on willing sellers. Currently the vacant “piano key” parcels have been purchased under fee title agreements. Parcels with homes will most likely have the beach portions of their property purchases under conservation easement agreements.

Public and Private Partnerships have been integral in the purchase of the existing parcels. Cascade Land Conservancy, now Forterra, partnered with the Salmon Recovery Board conducted feasibility studies for portions of this project in 2009. Washington Water Trails Association with their Cascade Marine Trail program has been interested in the project.

The continued acquisition of the “piano key” parcels is included in the 2018 PROS Plan, the Salmon Habitat Plan for the Green/Duwamish and Central Puget Sound Watersheds, and the City’s Shoreline Master Plan Shoreline Characterization Report.

## 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.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning <sup>2</sup>	Assessor’s “Appraised Land Value” <sup>3</sup>	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
0617000220	.21	R	1,000	1,000	\$68,000	fee

- ii. Future Funding Targets** - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):  
0617000245, 0617000225, 0617000215, 0617000200, 0617000145, 0617000100

- B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). Estimate from previous purchases of adjacent property.
- C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?<sup>4</sup>  
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?  
Passive recreation, walking along the beach, public education, and habitat restoration. This land will be available for public use.
- 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 City designated the Beaconsfield on the Sound Stewardship fund in 2011 with ordinance 873 to allow a perpetual Stewardship and Restoration fund in the City budget to “retain the land as a public park and to maintain it at a reasonable level”. The property lends itself to habitat restoration with both paid and volunteer labor.
- C. What are the biggest challenges you anticipate in managing this site?  
With non-contiguous parcels the currently owned parcels are only accessible via boat access, as the parcels continue to be purchased access will be available through Marine View Park.
- 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.)  
No

<sup>2</sup> Please explain what the zoning designation means if you don’t think it would be evident to the committee.

<sup>3</sup> Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

<sup>4</sup> Visit [www.kingcounty.gov/incentives](http://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

	REQUESTED AMOUNT
CFT Funding Request	\$42,500
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$0
Total Funding Request	\$42,500

### TOTAL CFT PROJECT COSTS

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	68,000
Title and appraisal work	3000
Closing, fees, taxes	2000
Relocation costs	0
Hazardous waste reports	0
Directly related staff, administration and legal costs	12,000
<i>Only if applicable: Value of land used as match<sup>5</sup></i>	
<b>Total Estimated Project Costs</b>	<b>85,000</b>

### 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.

CFT FUNDING	Date Funding Secured	Dollar Amount
CFT Funding Request	N/A	
Past CFT Funding Available <i>(i.e., funds remaining from past awards, to be spent on current target parcels)</i>	0	0
MATCH FUNDING SECURED	Date Funding Secured	Dollar Amount
Sources/Status:		
MPD Funding	annually	42,500
MATCH FUNDING STILL SOUGHT	Date Funding Anticipated	Dollar Amount
Sources/ Plan to obtain match?:		
No		

<sup>5</sup> 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.)

**SUPPLEMENTAL FORM #1: EQUITY/OPPORTUNITY AREA DETERMINATION, continued**

Question 3.

Please describe your community engagement and collaboration with community-based organizations and/or members of the community. Please provide at least two letters of support. If you have not engaged in such outreach, please describe your planned community outreach.

In 2012, the Normandy Park City Council approved the ongoing stewardship of the Beaconsfield Nearshore “piano key” properties with ordinance no. 873-Creating Beaconsfield on the Sound Stewardship Fund.

In 2018, the Normandy Park City Council approved the PROS plan and ongoing public land stewardship through the Municipal Parks District with ordinance no. 973. In 2018 the PROS Plan affirmed the acquisition of the ‘piano key’ properties. This plan was a public community based process based on public meetings, community survey, parks commission meetings, and City Council meetings.

Question 4.

*If the Committee determines that this project does not qualify as being in an equity/opportunity area, the Committee will need to know whether you still want to be awarded CFT funding for up to 50% of project costs, which would require a dollar-for-dollar match.*

4A. If you do not qualify for a match waiver, do you want to be considered for a CFT award that would require a dollar-for-dollar match? Mark Yes or No. If you mark no, your project will only be recommended for CFT funding if you qualify for a match waiver.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Instructions**

If you answered “Yes” to question 4A, please complete questions 4B and 4C.

If you answered “No” to question 4A, skip questions 4B and 4C. You are done with this supplemental form..

4B. If you answered “Yes” above, identify the reduced CFT funding amount you would seek only in the event that you don’t qualify for a match waiver. Typically that would represent 50% of your total project cost.

\$ [42,500]
-------------

4C. Describe what your strategy would be to raise the necessary matching funds. The MPD budget will pay for the match funds.

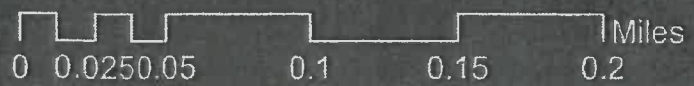




*Puget Sound*

**Site Map**

- Current Funding Target
- Future Funding Targets
- Parks and City Owned Property





**CITY OF NORMANDY PARK  
ORDINANCE NUMBER 873**

**AN ORDINANCE OF THE CITY OF NORMANDY PARK, WASHINGTON, ESTABLISHING A FUND TO BE NAMED THE BEACONSFIELD ON THE SOUND STEWARDSHIP FUND.**

**WHEREAS,** the City of Normandy Park has developed a Stewardship Plan for restoration and maintenance of the Beaconsfield on the Sound parcels owned by the City; and

**WHEREAS,** \$2,800 will be provided to the City of Normandy Park for each parcel acquired by or on behalf of the City to establish a perpetual stewardship fund; and

**WHEREAS,** the City wishes to establish a perpetual stewardship fund to enable the City to retain the land as a public park in perpetuity.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORMANDY PARK DO ORDAIN AS FOLLOWS:**

**Section 1. Fund Established.** There is hereby created a Beaconsfield on the Sound Stewardship Fund (Fund Number 623).

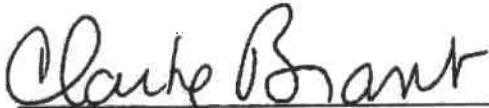
**Section 2. Funding Sources.** The Fund shall initially be established through contributions from Cascade Land Conservancy in an amount of \$2,800 for each parcel conveyed to the City, up to a maximum of \$70,000, according to provisions of the Master Stewardship Funding Agreement.

**Section 3. Fund Expenditures.** Expenditures from the Fund shall be made as appropriated and authorized in the City's biennial operating budget and in accordance with the terms of the Master Stewardship Funding Agreement.

**Section 4. Codification.** This ordinance shall be codified in the Normandy Park Municipal Code under Title 3 (Revenues and Finance) as Chapter 3.26 and shall be titled "Beaconsfield Stewardship Fund" with a fund number of 623.

**Section 5. Effective Date.** This Ordinance shall take effect and be in force five (5) days following its passage, approval and publication pursuant to law:

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORMANDY PARK THIS 11<sup>th</sup> DAY OF SEPTEMBER 2012; AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 11<sup>th</sup> DAY OF SEPTEMBER 2012.**

  
Clarke Brant, Mayor

**ATTEST:**

  
Debbie Burke, City Clerk

**APPROVED AS TO FORM:**

  
James Haney, City Attorney

<u>Vote</u>	<u>Brant</u>	<u>Osterman</u>	<u>McEvoy</u>	<u>Rankin</u>	<u>Jenkins</u>	<u>Yoshino</u>	<u>West</u>
Ayes:	✓	✓	✓	✓	✓	✓	✓
Nays:							
Abstentions:							
Absent:							

**PUBLISHED:** September 21, 2012

**EFFECTIVE:** September 26, 2012

**CITY OF NORMANDY PARK  
ORDINANCE NO. 973**

**AN ORDINANCE OF THE CITY OF NORMANDY PARK, WASHINGTON, ADOPTING THE 2018 CITY OF NORMANDY PARK PROS PLAN; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, a complete and adopted Park Recreation and Open Space (PROS) Plan that is less than six years old is a requirement for obtaining grant funds from the Washington State Recreation and Conservation Office (RCO); and

**WHEREAS**, the City of Normandy Park's current PROS Plan was last updated in 2010 and is therefore in need of updating to meet RCO requirements; and

**WHEREAS**, the City began its update process in 2017 with a citizen survey to understand the priorities and preferences of the community; and

**WHEREAS**, in addition to the survey, the City conducted two community workshops on the PROS Plan update in 2017 and held a series of Normandy Park Parks Commission and Normandy Park Metropolitan Park District (MPD) meetings to develop the PROS Plan update and to solicit public input on a draft PROS Plan; and

**WHEREAS**, the Parks Commission and the MPD Board of Commissioners have both recommended that the Normandy Park City Council adopt the 2018 PROS Plan; and

**WHEREAS**, the Normandy Park City Council has considered the recommendations of the Parks Commission and the MPD Board and the desires of the community and has determined to adopt the January 2018 PROS Plan; and

**WHEREAS**, the Normandy Park Comprehensive Plan, which was updated in 2016, refers to the PROS Plan but does not specifically adopt the PROS Plan; and

**WHEREAS**, the Normandy Park City Council has decided to consider adopting the PROS Plan into the Normandy Park Comprehensive Plan and desires to have the same placed on the 2018 Comprehensive Plan docket for review concurrently with all other proposed comprehensive plan amendments.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORMANDY PARK, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. January 2018 PROS Plan Adopted.** The January 2018 City of Normandy PROS Plan, in the form on file with the Normandy Park City Clerk as of the date of this ordinance, is hereby adopted as the City's official PROS Plan for all public purposes, including but not limited to, eligibility for grant funding from the Washington Recreation and Conservation Office. The January 2018 City of Normandy Park PROS Plan supersedes and completely replaces the 2010 City of Normandy Park PROS Plan and all previous PROS plans and updates thereto adopted by the City.

**Section 2. Comprehensive Plan Amendment.** The City Manager is authorized and directed to submit a proposal to incorporate the 2018 City of Normandy Park PROS Plan into the Normandy Park Comprehensive Plan for inclusion on the 2018 City of Normandy Park Comprehensive Plan Amendments Docket. The proposal to incorporate the PROS Plan into the Comprehensive Plan shall be considered concurrently with all other proposed comprehensive plan amendments to be processed in 2018.

**Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance or the January 2018 City of Normandy Park PROS Plan adopted by this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or of the January 2018 PROS Plan.

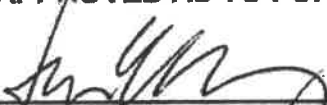
**Section 4. Effective Date.** This Ordinance shall become effective five days following its passage and publication of this ordinance or a summary thereof.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORMANDY PARK THIS 13<sup>th</sup> DAY OF FEBRUARY, 2018; AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 13<sup>th</sup> DAY OF FEBRUARY, 2018.**

  
 \_\_\_\_\_  
 Jonathan Chicquette, Mayor

Attest:   
 \_\_\_\_\_  
 Debbie Burke, City Clerk

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 James Haney, City Attorney

Vote	McEvoy	West	Chicquette	Bishoff	Sipes-Marvin	McDonald	Hohimer
Ayes:	✓	✓	✓	✓	✓	✓	✓
Nays:							
Abstentions:							
Absent:							

PUBLISHED: February 23, 2018

EFFECTIVE: February 28, 2018