CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

**Project Name:** Des Moines Creek Park

**Applicant Jurisdiction:** City of SeaTac

If applicable, **Open Space System Name:** Des Moines Creek Park

(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:** 2

(Identify the acreage targeted under this year’s funding request)

**CFT Funding Request:** $1,568,160

(Dollar amount of CFT award requested)

**Total Project Acreage:** 9

(Estimate total acreage at project completion for multi-year projects)

**KC PL Funding Request:**

(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 located:

1: 5,8

**CONTACT INFORMATION**

**Contact Name:** Lawrence Ellis

**Phone:** 206.973.4681

**Title:** Parks Director

**Email:** lellis@seatacwa.gov

**Address:** 4800 S 188th Street

**Date:** February 1, 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.

The City of SeaTac is requesting grant funding to purchase two (2) acres (referred to as “the property” hereafter) to add to the existing regional Des Moines Creek Park for the purposes of expanding passive recreation uses within the City. The property is located between the west side of Des Moines Creek Park and east of 18th Ave. S. and is owned by Washington State Department of Transportation (WSDOT). The targeted two (2) acres is part of a larger 9 acre parcel that is identified as surplus to the SR 509 expansion project.

The property is located adjacent to the Des Moines Creek Park and presents a unique opportunity to secure additional land for recreational purposes enhance access to the park and allow for the removal of pollution generating surfaces adjacent to the salmon bearing creek. The successful acquisition of this property will help build upon and further enhance what is a beautiful regional natural asset and provide additional opportunities for public use while protecting open space resources. Specifically, this property will

1. Allow the City additional accessibility into the Des Moines Creek Park for the public.

2. Enhance the recreation opportunities for the community, specifically for residents who reside in the SW corner of City of SeaTac.

3. Improve safety by allowing for the relocation of vehicular access to the park from directly off S. 200th Street to 18th Ave. South.

4. Better accommodate expected increased use of the Park upon completion of the Lakes to Sound Trail and the 200th Street multimodal sidewalk project both of which will be completed in the very near future.

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1 King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
Properties surrounding Des Moines Creek Park comprise different land owners (including the Port of Seattle and WSDOT). Des Moines Creek Park is in excess of 120 acres today. The only legal access point into the park within the City of SeaTac is located on S. 200th street, is adjacent to the creek and offers very limited parking opportunities (10 spaces) with no opportunities for expansion. The park has a two mile long asphalt pathway acting as a connector between the Cities of SeaTac and Des Moines.
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

Salmon habitat and aquatic resources: It is the City intent to relocated vehicular parking to 18th Ave. South and allow only pedestrian and bike access at the current north end parking lot entrance.

Community Separator: The purchase of this parcel will allow the public to gain access to Des Moines Creek Park from the west side of the parcel, which is currently fenced to secure the site. This property will provide a valuable connection for the residents to walk or bike from the west side of the Des Moines Creek trail to the SeaTac City Center, Angle Lake Train Station and the City of Des Moines.

Urban passive-use natural area/greenbelt: The property will contribute to the natural land area by providing a walking trail throughout the southwest portion of the parcel. The entire greenbelt is currently 9 acres and is difficult for the public to access from the west side of the property. This project will provide the public with open space and passive recreational opportunities.

Park/Open space and natural corridor addition: The property will provide a passive-use natural area/greenbelt that is greater than 9 acres. This property will provide additional access for the general public to access water at the Des Moines Creek and the Puget Sound in Des Moines. In addition, this location will also provide ample accessibility for bike riders utilizing the newly create Lakes to Sound Trail from the north end and will add important upland forest to help better buffer the sensitive areas within the park. It is the intent of the City to eventually acquire all 9 acres of surplus property.

Passive recreation opportunity/unmet needs: The property will enhance and increase the opportunity for passive recreation, biking, hiking, open space and an additional trailhead that will increase the number of parking stalls. To improve safety and move vehicular access away from the creek, we intend to prohibit vehicular access to the north end parking lot and allow only pedestrian and bikes only. Unfortunately, access to the trails are limited to a small number of people due to the following factors; A. Very limited parking spaces; B. Accessibility only from the north end of parcel; C. The west side of the property is secured by a fence by property owner.

This property will provide improved connectivity to allow for greater access and more opportunities for people to enjoy this amenity. This project meets the National Recreation and Parks Association standards by providing recreational/open space within a 10 minute walk from residential area.
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

Feasibility: Ownership complexity/willing sellers/community support: WSDOT is a willing seller, has identified the subject property as surplus and given the City first rights of refusal with respect purchase of the property.

Is the property identified in an adopted park, open space, comprehensive or community plan? The property is identified in the 2008 Parks, Recreation and Open Space Plan under the title of Preservation and Acquisition of Land for Recreational Use.

Goal 9.2: To preserve and acquire land for a comprehensive system of parks, open spaces and trails that responds to the recreational, environmental and aesthetic needs and desires of park users.

Policy 9.2: Identify land appropriate for park and open space purposes which includes: A. Lands that visually or physically connect natural areas, or provide important linkages for recreation and plant communities and wildlife habitat, B. Lands valuable for active and passive recreation on a regional and community-sized scale; C. Natural areas and features with outstanding scenic or recreational value and D. Park land that enhances the surrounding land uses.

Policy 9.2B: Preserve and/or acquire identified as parks, open space and trails.
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(^2)</th>
<th>Assessor’s “Appraised Land Value”(^3)</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>WSDOT ICN-1-17-09870 ICN 1-17-07991</td>
<td>2</td>
<td>AVC</td>
<td>$6.99 sq. ft.</td>
<td>0</td>
<td>$1,568,160 or $18.00 sq. ft.</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): Property not on tax rolls but described as easterly of WSDOT (old SR509) surplus, south of 200th St adjoining APN 282304-9016 and westerly of WSDOT adjoining APN316060-0005; 382260-0050 and 042204-9289

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

We are in the receipt of 3 WSDOT surplus appraisals dated 9.25.2018, all parcels are zoned aviation commercial and valued at $18.00 sq. ft. A more formal appraisal of the subject property is being conducted by WSDOT as part of the Connecting SR509 Project.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?\(^4\)

No, all parcels area tax exempt due to WSDOT ownership.

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?

The future use of this project will be for additional recreation opportunities and open space for hiking, walking, biking, additional trail head space and passive recreation within 15% of property purchased. This land will be strictly used 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 maintenance will be conducted by the City of SeaTac park maintenance division which is financially absorbed in the general fund. The maintenance fund will increase based on what type of regular maintenance and repair is needed. This property will also provide volunteer stewardship and community participation opportunities which will be part of the City’s neighborhood cleanup, earth week events and our partnership with the local high school and Boy/Girl Scout organizations on park projects.

\(^2\) 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).
C. What are the biggest challenges you anticipate in managing this site? *The biggest challenge will be eliminating homelessness encampments. We currently manage encampments by monitoring other parks 2 or 3 times per week.*

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

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.) *This is not currently the intended use for the property. I don’t foresee that in the near future.*
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 $1,599,160</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only) $0</td>
</tr>
<tr>
<td>Total Funding Request $1,599,160</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>$1,568,160</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$7,500</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$3,500</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$15,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$5,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match(^5)</td>
<td>n/a</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$1,599,160</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>$1,599,160</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED

<table>
<thead>
<tr>
<th>Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale of property</td>
<td>1.1.19</td>
<td>$90,000</td>
</tr>
</tbody>
</table>

MATCH FUNDING STILL SOUGHT

<table>
<thead>
<tr>
<th>Sources/ Plan to obtain match?</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Improvement Plan</td>
<td>2020</td>
<td>$709,580</td>
</tr>
</tbody>
</table>

\(^5\) 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
- Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplus. 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 or soon thereafter: *If awarded, we anticipate that acquisition can occur in 2020 after securing funds through committee meetings and budget amendments and/or utilizing other granting opportunities.*

Transaction is highly likely to be successful: *WSDOT is very eager to sell the property due to the fact they have no plans for future development.*

Property acquired in fee will not be leased or sold for private benefit: *If awarded, the land will only be developed for recreation opportunities and open space.*
SUPPLEMENTAL FORM #1: EQUITY/OPPORTUNITY AREA DETERMINATION

Guidance for Applicant

Complete this supplemental form only if you seek a determination of whether your project is in an equity/opportunity area. Please thoroughly review the guidance on this page to determine whether your project may qualify.

**Mandatory:** Contact CFT Program Coordinator to receive a data report on how the target parcel(s) meet certain criteria. Complete this form using the data report, but also feel free to share additional relevant information to make the case that your project is in an equity/opportunity area.

Key Information on Equity/Opportunity Areas and Match Waivers

This program is intended to apply to projects that would provide open space in the most underserved parts of the county, where past history of inequities, discrimination, and limited regional investment – including investment in open space – is evident today. The program is intended to help eliminate disparities in access to public open spaces and trails in communities with the greatest and most acute needs.

Properties that are determined by the CFT Committee to be in an equity/opportunity area may qualify for a match waiver if the project is awarded CFT funds (a match waiver means that CFT could fund 100% of the eligible acquisition costs). Determination that a project is in an equity/opportunity area and qualifies for match waiver does not mean that the project would receive CFT funding. The Committee’s funding recommendation will be based on further evaluation of the project’s merits. King County Council makes final funding determination.

There are two different methods to establish whether the project qualifies as being in an equity/opportunity area (based on King County Code 26.12.003.E), and thereby may be eligible to receive CFT funding for the entire project cost without providing match dollars.

Method #1 (evaluated in **Question 1** below in this supplemental form)

The project meets all three of the following specified criteria:

A. “areas located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;

B. “areas located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County; and

C. “for areas within the Urban Growth Boundary, [that] do not have a publicly owned and accessible park within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary[,] that do not have a publicly owned and accessible park within two miles of a residence.”

Method #2 (evaluated in **Question 2** in this supplemental form)

If the project does not qualify under Method #1, it may qualify if:

- “the project proponent or proponents can demonstrate, and the citizen oversight committee determines, that residents living in the area experience disproportionately limited access to public open spaces as well as demonstrated hardships such as, but not limited to, chronic low incomes, persistent poor health, or high rates of utilization of free and reduced price school meals.”

Equity/Opportunity Area proposals should have engagement and collaboration with community-based organizations and/or members of the community. Collaboration can be demonstrated through at least two letters of support and a description of community outreach held to date, or planned in the future. Proposals that demonstrate community support will be prioritized higher than those without demonstrated support.
Question 1.

If a project meets all three of the criteria below, then it qualifies as being in an equity/opportunity area and is eligible for a match waiver if project is recommended for CFT funding. Please indicate “yes” or “no” to each criterion below, and briefly describe how it meets that criterion (e.g., “this site’s census tract is in the 28th percentile of census tracts for income”).

<table>
<thead>
<tr>
<th>Does Project Meet These Criteria?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A. Located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County?</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Describe: <em>The median household income is in the lowest 1/3 at 24% of median household income.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1B. Located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County?</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Describe: <em>The hospitalization rates are the highest 1/3 at a rate of 97%</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1C. For areas within the Urban Growth Boundary that do not have a publicly owned and accessible park/open space within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within two miles of a residence.</td>
<td></td>
<td>☒</td>
</tr>
<tr>
<td>Describe <em>Location of the proposed property is within ¼ mile of open space.</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Instructions
If you answered “Yes” to all three criteria in Question 1, please skip Question 2 – go on to Questions 3 & 4.
If you answered “No” to one or more of the criteria in Question 1, please answer Questions 2-4.

Question 2.
If a project does not meet all three of the criteria in Question 1, the CFT Committee may determine that projects qualify as being located in an equity/opportunity area if the project proponent can demonstrate limited open space access as well as other demonstrated hardships. Please share relevant information below.

2A. OPEN SPACE ACCESS. Do residents living in the area experience disproportionately limited access to public open spaces? (e.g. a freeway, major arterial, or river prevents access to nearby open spaces; the nearest open space is ½ mile away; etc) Yes, residents on the west side of the open space have very limited accessibility due to a security fence along the property. The only accessibility is greater than 1/4 miles with very limited parking and no amenities.

2B. INCOME/ECONOMIC INFORMATION. You already reported on income data in Question 1A. Is there additional income information for the immediate area that the committee should consider? (e.g. federal poverty level, rate of utilization of free and reduced price school meals) Higher levels of poverty exist in SeaTac than in the state and country. In 2016, 18% of all people in SeaTac lived below the federal poverty level, compared to 15% nationally and about 11% in King County. In 2016, 10% of the approximately 14,000 working people in SeaTac lived below the poverty level. Almost 4% of SeaTac residents who worked full time year around were below federal level and 20% of people who worked part-time or part of the year were poor. The utilization of free and reduced school meals for students attending one of the SeaTac School (5 schools) is an average of 78.8%. (Free-reduce meals is 63% for the Highline School District which comprises the cities of Burien, Normandy Park, Des Moines and SeaTac)

2C. HEALTH. You already reported on health data in Question 1B. Is there additional health information for the immediate area that the committee should consider? Due to the lack of recreational amenities and no ability to walk to the open space at Des Moines Creeks Park, the proposed project will provide opportunities to improve their health, along with the construction of sidewalks on the south side of S. 200th Street and the Lakes to Sound Trail.

2D. SOCIAL/DEMOGRAPHIC. Is there social or demographic information the Committee should consider? (e.g. % of population under 5; racial diversity; average life expectancy; diversity of languages spoken) Growth rates in the City of SeaTac are 5%, which is higher than US growth rates (3.5%) and lower than King County project rates (6.6%). A little over half the population is represented by people who are non-white or of multi-racial backgrounds. Whites: 47%, African American 22.6%; Hispanic 17.8%; Asian 15.1%; Other 11.1%. Over 46% of residents speak languages in addition to or other than English at home, with the largest share over 18%, speaking Spanish. There are 88 languages by 100 students or more with 95 languages spoken throughout the Highline School District.

2E. Please briefly note any other information the Committee should consider, beyond what you presented above.
More than 50% of SeaTac residents have a high school education or less. Only 25% have a college degree. Children are more likely to be poor than any other age group and are three times more likely to be poor than
seniors. Over 78.8 percent of the students attending one of SeaTac school qualify for free or reduced-price meals.
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. The City has one letter supporting this land acquisition and proposed project. If the City does not have the matching requirement waived, the City will conduct a community meeting and community outreach before the conclusion of 2019.

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.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗</td>
<td></td>
</tr>
</tbody>
</table>

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.

$799,580

4C. Describe what your strategy would be to raise the necessary matching funds.

The City has $90,000 identified to contribute towards our matching funds. Other sources of funding that are being explored include the Surface Water Utility Fund and the General Fund.
Site Location: West of Des Moines Creek Park on 18th Avenue South
SeaTac - Des Moines Creek Park Expansion Project – Phase One

The City of SeaTac Parks Department is pursuing the acquisition of approximately 8-acres of WSDOT owned surplus property that is adjacent to the Des Moines Creek Park. The available surplus property is shown in the attached Site Map, and has been divided up into three separate transaction areas: Phase 1 City Contribution, Phase 1 – King County Conservation Futures Contribution and Phase 2 – Future Target.

The City of SeaTac proposes that surplus property being purchased from WSDOT as part of the Connecting SR509 Project (shown as Phase 1 – City Contribution) be used to meet the matching requirement for funding from King County Conservation Futures (KCCF) to purchase an equal amount of adjacent property shown in the site map as, Phase 1- King County Conservation Futures Contribution. As part of this agreement, the City would place the required conservation easements/covenants over the surplus property being used as “match”.

Although negotiations are not complete, the City expects that $1,100,000 worth of surplus property will be acquired (Phase 1- City Contribution) which based on an estimated valuation of $10.50 per sqft, works out to a parcel size of 2.4 acres. WSDOT is conducting a formal appraisal of the surplus property which should be completed by the end of May.

Acquisition of the area labeled Phase 2 – Future Target would be pursued in 2020 and the City would apply to KCCF for grant funding to assist with this acquisition at that time.

In Summary:

- The City purchases $1.1M worth of surplus property and places this property in a permanent conservation status with limitations/restrictions as outlined by KCCF.
- KCCF allows the above purchase to be used as SeaTac’s 50% match towards KCCF grant funding which is then used to purchase an additional $1.1M worth of WSDOT surplus property adjacent to the first purchase.
- The City would only need $1.1M of Conservation Futures during this funding round, based on the available match (if a match waiver is not awarded).
- All transactions are expected to be closed in 2019.
- The City of SeaTac will pursue the balance of the surplus property in 2020 (3.2 acres)