Project Name: Thornton Creek: South Branch

Applicant Jurisdiction: City of Seattle

If applicable, Open Space System Name: Thornton Creek Natural Area
(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: .7 Acres
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $400,000
(Dollar amount of CFT award requested)

Total Project Acreage:
(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:
(Council District 1)

CONTACT INFORMATION

Contact Name: Chip Nevins

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Title: Strategic Advisor- Acquisition Programs

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Address: 800 Maynard Avenue S
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.

Goal: The goal of this project is to acquire a property on Thornton Creek. The .7-acre property along the South Fork of Thornton Creek will complete public ownership along this stretch of the creek. The City is requesting $400,000 in CFT proceeds to purchase the site.

Background:
Thornton Creek is a salmon-bearing stream that drains northeast Seattle and flows into Lake Washington at Matthews Beach Park. The Thornton Creek Natural Area comprises the north and south branches of the creek, plus several tributary streams. During the past two decades the City acquired substantial areas along the creek system to preserve them in natural condition. Chinook Salmon returned to spawn in this stretch of Thornton Creek in the fall of 2018; the first time in years.

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 addition |
| ☐ | D. Community separator                   | ☐ | I. Equity/opportunity area projects that seek to redress historic disparities in access to open space |
| ☐ | E. Historic/cultural resources           |

A. Purchasing this property will add to City ownership along the South Branch of Thornton Creek. Significant restoration has already been accomplished, but the invasive plants growing on the target property threaten the native plantings on the restored properties by spreading seeds. Acquisition of this property will allow the City to remove this invasive seed source. In northeast Seattle, this area is a significant riparian woodland that provides important wildlife habitat.

B. The purchase of this property would continue the City’s effort at protecting Thornton Creek. Salmonid returns in the Thornton Creek system have increased greatly in response to stream protection and enhancement efforts. The Thornton Creek system has the highest hydrologic integrity of any creek system in Seattle, based on considerations such as stream length and tributaries. The system also has the greatest existing and potential diversity of fish populations in Seattle, including Chinook, sockeye, Coho, steelhead, rainbow trout and resident cutthroat. Spawning Chinook returned to the newly restored adjacent property in the fall of 2018.

C. The targeted site is the last private parcel in this stretch of Thornton Creek. Its acquisition will allow for further restoration of this neighborhood scenic resource. It is visible along NE 98th Street and NE 100th Street, local arterials as well as the stairway along 20th Avenue NE that runs adjacent to the property. The flat portion of the property could provide a good place to view the stream below.

F. The targeted property is part of the Thornton Creek watershed, an iconic landscape in NE Seattle. Over the past 25 years the City has protected over 40 acres of riparian land in the creek system.

G. The proposed acquisition will facilitate further riparian restoration and stream enhancement in the Thornton Creek system. Acquisition and restoration of this property will protect the large floodplain reconnection project performed by SPU in 2016.

H. The site will provide new opportunities to the public for nature education, bird watching and nature viewing.
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

A. Properties that are preserved along Thornton Creek provide outdoor laboratories for the Homewaters Project, which is a collaboration of students, teachers, residents, and other decision-makers who work together to understand and actively care for the Thornton Creek watershed. This, in turn, helps students to develop the habits, attitudes, skills and knowledge of stewards, citizens and leaders. Developed, led and supported by community, for community, this educational program is administratively based at North Seattle Community College.

One of the many factors that make the Thornton Creek watershed a unique and remarkable place is the fact that crammed within this small, twelve-square-mile area are 35 schools that are active in watershed cooperation and that serve a wide range of students: large schools, tiny schools - schools for those just starting, schools for the most advanced graduate students - urban schools, suburban schools – well-supported schools, poorly-supported and overcrowded schools. The property is located within one mile of four public schools, one private school and a Seattle Public Library. It is anticipated that the public and private elementary schools will use the site for field trips and service opportunities.

B. The real estate market in NE Seattle is still hot with developers snapping up all underdeveloped properties. This property is the last inholding on this stretch of the South Branch of Thornton Creek. The owner has said that if they don’t sell to the City they will redevelop the property and the opportunity will be lost.

C. The City tried to acquire this property a decade ago, but ultimately could not come to agreement on price with the landowner. The property sold in 2016 and the new owner approached the City to see if we would be interested in buying.

D. The acquisition of this property implements and extends the goals of the 2000 Thornton Creek masterplan developed by Seattle Public Utilities. Seattle Parks and Seattle Public Utilities have partnered on several projects in the Thornton Creek watershed, including the adjacent property, as part of their cooperative effort to protect and enhance water quality and associated natural resource values in the watershed. While Parks’ green space acquisitions have been concentrated in a series of nodes along the creek system, SPU is able to complement these efforts by its jurisdiction and stormwater easement rights over the watercourses themselves. Other partnerships include the Thornton Creek Alliance, who have been instrumental in the restoration of other City properties along the creek.

E. The targeted property is a priority of the Thornton Creek Alliance, and its acquisition is consistent with the North Neighborhood Plan and the Seattle Parks and Recreation Plan 2000, which states: “Acquire natural areas in stream corridors as they become available.”
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 -

<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”$</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase</th>
<th>Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3265300190</td>
<td>.36 acres</td>
<td>SF5000</td>
<td>$232,000</td>
<td>$164,000</td>
<td>$800,000</td>
<td>fee</td>
<td>fee</td>
</tr>
<tr>
<td>3265300270</td>
<td>.32 acres</td>
<td>SF5000</td>
<td>$9,000</td>
<td></td>
<td></td>
<td></td>
<td></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): N/A

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

Appraisal

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

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?

The intended future use of the property is passive recreation and habitat restoration. Seattle Public Utilities has done a flood plain reconnection project on the adjacent property.

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? Seattle Parks will maintain the park as part of the other properties along this stretch of Thornton Creek.

The Thornton Creek Alliance and other community groups are actively working on stream enhancement projects in partnership with Seattle Parks and Seattle Public Utilities. These groups will likely help to steward the new property.

C. What are the biggest challenges you anticipate in managing this site?

None currently

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

The single-family house on the property will be demolished after acquisition to allow for restoration of the property.

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

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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>DESCRIPTION</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$ 400,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$ 400,000</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>$ 800,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td></td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td></td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 800,000</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></td>
<td>N/A</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED Sources/Status:

<table>
<thead>
<tr>
<th>Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seattle Park District Funds</td>
<td></td>
<td>$400,000</td>
</tr>
</tbody>
</table>

MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:

<table>
<thead>
<tr>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</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
☑️ 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.)