

Project Name: Des Moines Creek Expansion III	
Project Location: 2151 S. 200 th Street <i>(fill in City Name or "Unincorporated King County")</i>	
Applicant's Agency or Organization Name: City of SeaTac	
Proposed Project Acreage: 3 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: 1,105,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 8 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: 0 <i>(King County projects only: dollar amount of KC Parks Levy requested)</i>
Seeking a match waiver? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If yes, applicant must submit "Supplemental Form #1.)</i>	Total Funding Request: 1,105,000 <i>(Sum of CFT + KCPL requests above)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Easement <input type="checkbox"/> Fee or easement TBD <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 5,8	
WRIA/watershed in which project is located ² : 90	

APPLICANT CONTACT INFORMATION

Contact Name: Lawrence Ellis	Phone: 206.973.4681
Title: Parks and Recreation Director	Email: lellis@seatacwa.gov
Address: 4800 S. 188 th Street	Date: 2.10.21

SECTION 1. PROJECT SUMMARY

Please summarize your project in the space below.

The City of SeaTac is requesting funds to secure the funding to purchase the final three acres of Washington State Department of Transportation (WSDOT) surplus property adjacent to Des Moines Creek Park. If awarded, the total amount of acreage purchased would be 8 acres. The City has been very successful by being a recipient of \$1.1M in 2019 and \$500,000 in 2020 from the Conservation Futures Tax Levy.

The property is located adjacent to the Des Moines Creek Park and offers a unique opportunity to purchase additional land for recreational purposes, dramatically improve access to the park and allow for the preservation of forested uplands surfaces adjacent to a salmon bearing system. The acquisition of the surplus property will help build use and further enhance what is a beautiful regional natural asset and provide opportunities for public use while protecting open space resources.

Specifically, this property will do the following:

- Expand a valuable park asset and insure the preservation of critical upland habitat;
- Better accommodate the anticipated increase of park users (bike riders in particular) with the completion of the Lake to Sound Trail, which will connect to the existing Des Moines Creek Trail and the completion of the multi-modal sidewalk project on 200th Street;
- Enhance recreational opportunities for the community and residents who reside in the SW portion of the City.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

² Find WRIA ("watershed resource inventory area") here: <https://www5.kingcounty.gov/kcgisreports/wrialookup.aspx>

SECTION 2. OPEN SPACE RESOURCES

- Before answering Sections 2 & 3, please review "Application Evaluation Criteria."
 - Please mark an "X" in the checkbox for each criterion that applies to your project.
 - For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input checked="" 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 type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> H. Passive recreation opportunity in area with unmet needs |
| <input checked="" type="checkbox"/> D. Community separator | <input type="checkbox"/> I. Project that seeks to redress historic disparities in access to open space in opportunity areas |
| <input type="checkbox"/> E. Historic/cultural resources | |

Wildlife habitat or rare plant reserve: *Through our partnership local agencies (ie: Forterra, Partners in Employment) and being a tree City, a tree restoration plan will be developed and implemented to restore trees and plant life and remove plant species as part of the habitat improvement plan.*

Salmon habitat and aquatic resources: *The target property is critical forested uplands that are continuous with the riparian habitat surrounding Des Moines Creek, which is a salmon bearing stream.*

Community Separator: *Very similar to the last two applications in 2019 and 2020, the purchase of the additional acreage will secure the public to access Des Moines Creek Park from the west side of the property, which is currently fenced to secure the site. The additional acreage will provide a valuable connector from the west side of the park (18th Avenue South) the Angle Lake Light Rail Station, SeaTac City Center and to the marina in 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 SW portion of the parcel, which is currently 8 acres. This project will provide the public with open space, passive recreation elements and accessibility off 18th Avenue South.*

Park/Open space and natural corridor addition: *The property will provide a passive-use natural/greenbelt, will provide additional access to visit the creek on the property and Puget Sound in the City of Des Moines. In addition, this location will also provide ample accessibility for bike riders utilizing the new Lake to Sound Trail and will add important upland forest to help better buffer the sensitive areas within the park.*

Passive recreation opportunity/unmet needs: *The added acreage will allow the City to construct passive recreation amenities along with enhancing and increase biking, hiking and open space opportunities. A larger parking and easier accessibility for vehicles and pedestrians will dramatically increase the number of park users.*

SECTION 3. ADDITIONAL FACTORS

- Please mark an "X" in the checkbox for each criterion that applies to your project.
- For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
 - A. Educational/interpretive opportunity
 - B. Impact to 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: Owner complexity/willing sellers/community support: *Washington State Department of Transportation (WSDOT) is the willing seller and negotiations between the City of SeaTac and WSDOT are underway to execute a purchase agreement. Three appraisals have been conducted and submitted into King County staff.*

Is the property identified in an adopted park, open space comprehensive or community plan: *The property is in the recent adopted Parks, Open Space Plan (PROS Plan) under the title of Preservation and Acquisition of Land for Recreation Use.*

Goal 2B Priorities for acquisition of new lands for Parks and Recreation

Goal 2D Identify appropriate land for park and open space preservation and acquisition.

Goal C7 Develop trails connecting the Lake to Sound Trail with Westside Trail, SeaTac Community Center and natural features.

Goal 7D Preserve the Des Moines Creek area for open space and recreation.

City Council 2021-2022 Goal: Expand Green and Public Spaces (Enhance the community by maintaining and improving parks and community spaces).

SECTION 4. PARCEL DETAILS

- A. Please provide information about the parcels that are current funding targets, as shown in red on your maps.
- No need to list information on the future potential funding targets that are shown in yellow on your maps.
 - You can find this information on the “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 ³	Assessor’s “Appraised Land Value” ⁴	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
WSDOT ICN-1--17-0987 Inc 1-17-07991	3	AVC	\$15-\$16.50 per sqft	0	\$2,210,000	Fee

- B. **How did you estimate the cost to purchase parcels?** (e.g., appraisal, estimate from assessor’s values, etc.). The City, WSDOT and a 3rd party appraiser was hired to determine the appraised price of the property. The appraised value of the property is \$15.79 per sqft.
- C. **Describe project readiness, urgency, and potential to phase funding over multiple years.** Currently, the City has secured \$3,290,000 to go towards the purchase of the property. In addition, the City has approved the matching funds for this request of \$1,105,000 in the 2022 budget.
- D. **Are any parcels enrolled in the Current Use Taxation program, a voluntary conservation program?**⁵ No, all parcel area are tax exempt due to WSDOT owning the property.

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 the property will be for the additional recreation opportunities, relocating trailhead and open space for hiking, walking and biking. Passive recreation (playground area,) will fall within the required 15% of the property purchased. This land will be strictly used for the general public.*
- 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 of SeaTac park maintenance will steward and maintain the land and amenities. This park will become part of the regular park maintenance schedule and repair. This property will also provide volunteer stewardship and community participation during the City neighborhood cleanup day, earth week events, partnership with the local high schools and the City’s Waste Management Program.*
- C. **What are the biggest challenges you anticipate in managing this site?** *We anticipate our biggest challenge will be encampments.*

³ Please explain the zoning designation if it is hard to understand (usually most important for urban zoning designations)

⁴ Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

⁵ Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).

- D. Are there any structures on the target parcel(s)? Explain the plans for the structures (typically demolition is needed to comply with CFT requirements). *There are no structures onsite that needs demolishing and there will be only recreational structures (playground equipment, picnic table/benches)*
- E. Do you intend to hold out any part of the site for non-CFT-eligible activities, such as intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can't count as CFT match.) *This site is not intended for fee based facilities and/or programs, strictly open space and conversation purposes.*

SECTION 6. PROJECT BUDGET

FUNDING REQUEST

	REQUESTED AMOUNT
CFT Funding Request	\$1,105,000
KC Parks Levy (PL) Request <i>(county projects only)</i>	\$0
TOTAL FUNDING REQUEST	\$1,105,000

TOTAL ESTIMATED PROJECT COSTS

Use this table to estimate the total cost to purchase the parcels that are the current funding targets

ESTIMATED PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$2,184,000
Title and appraisal work	\$7,500
Closing, fees, taxes	\$3,500
Relocation costs	\$0
Hazardous waste/environmental reports	\$15,000
Directly related staff, administration and legal costs	NA
TOTAL ESTIMATED PROJECT COSTS	\$2,210,000

MATCH

What type of match will you be providing?

- Cash match
 Land match⁶
 Match waiver requested (must submit Supplemental Form #1)

If you are providing cash match, please complete this table.

Cash Match – Secured (list sources)	Date Funding Secured	Dollar Amount
\$1,105,000 (City)	December 2020	\$1,105,000
Cash Match – Still Sought (list sources)	Date Funding Anticipated	Dollar Amount

If you are providing land match, please complete this table (add rows if necessary).

Land Match Parcel #	Value	Already acquired?	Details (funding source, timing, etc.)
---------------------	-------	-------------------	--

⁶ Land match is described on Page ii of "Instructions and Conditions." Typically this is donated land, or the cash value of recent open space purchases. Land match should be directly linked to the property under application and meet CFT conditions.

NA		<input type="checkbox"/> Yes <input type="checkbox"/> No	
----	--	--	--

OTHER FUNDING

Do you have any funding that will contribute to the purchase, which you have not already listed above? No

SECTION 7. BOND FUNDING POTENTIAL

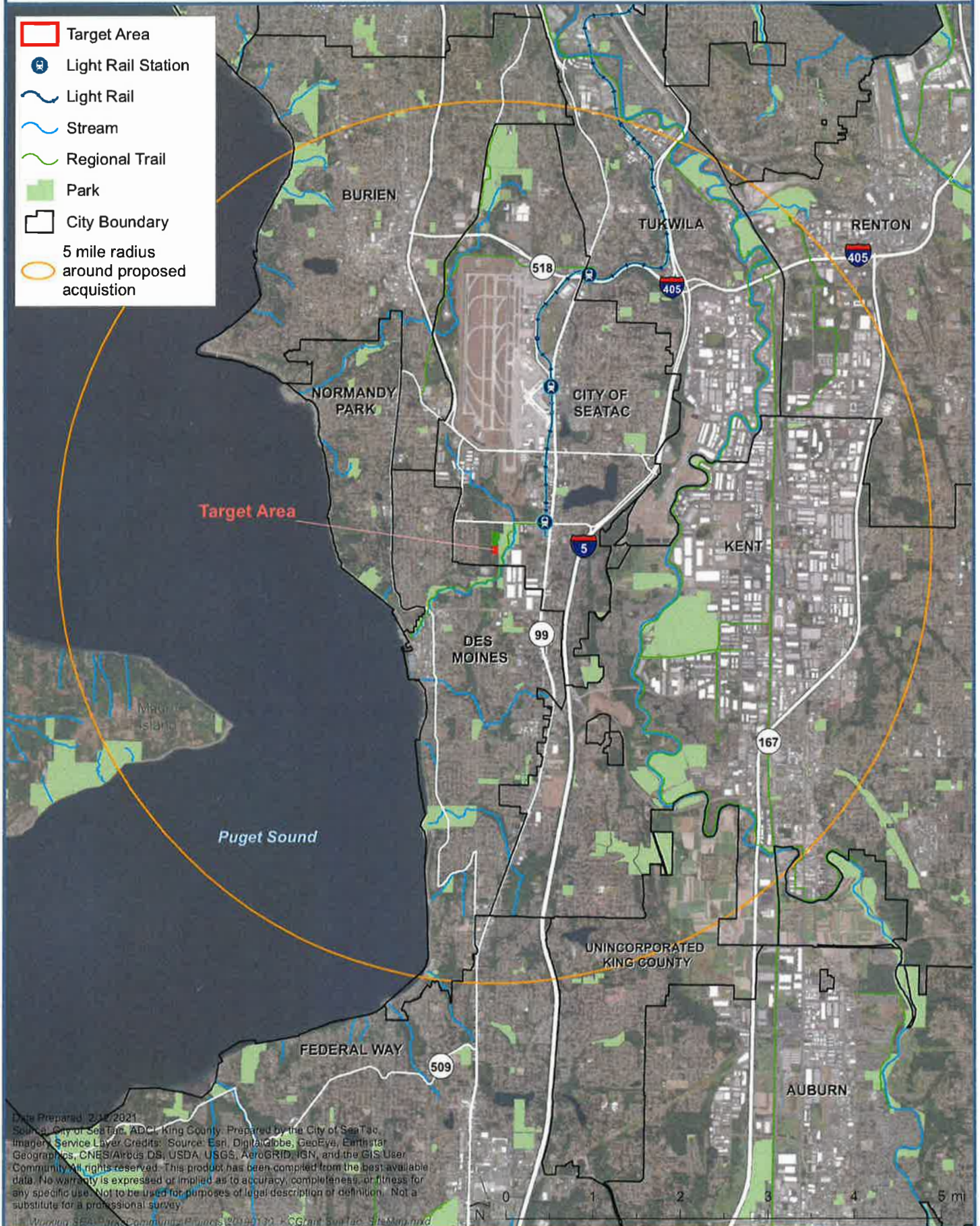
- *These factors may make projects more competitive for bond funds (some projects may be a better fit for annual funds).*
- *Please mark the checkboxes for the criteria that apply to the current target parcels.*
- *For each criterion you marked, briefly describe in the space below how the project would meet that criterion.*
 - A. Acquisition can occur in late 2021 or early 2022. ***We anticipate purchasing the surplus property in early 2022 since the matching funds have been budgeted in the 2021-2022 budget.***
 - B. Transaction is highly likely to be successful. ***Yes, the City have been in negotiation with WDOT for many months and secured \$3.9M toward the acquisition. The terms of purchasing the property will be forwarded to the City Council in 2021.***
 - C. Match is secured, or will be secured by late 2021 or early 2022 ***Matching funds have been secured in the 2022 budget***
 - D. Property purchased in fee will not be leased or surplus/sold for private benefit. ***Correct, there will be no fee or leased out to the people for private benefit.***

Location Map for City of SeaTac Application

City of SeaTac



- Target Area
- Light Rail Station
- Light Rail
- Stream
- Regional Trail
- Park
- City Boundary
- 5 mile radius around proposed acquisition



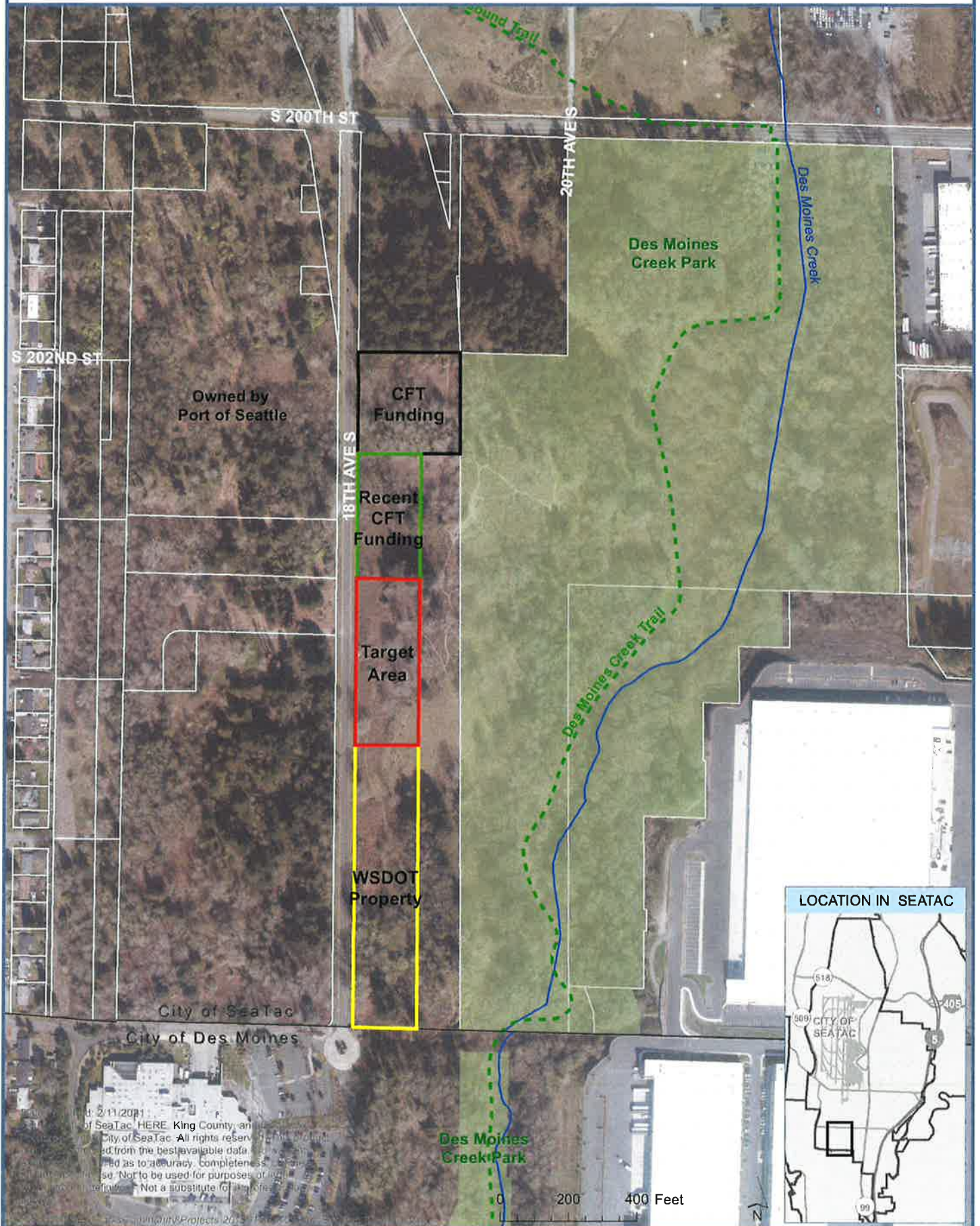
Date Prepared: 2/12/2021
Source: City of SeaTac, ADCI, King County. Prepared by the City of SeaTac.
Imagery Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community. All rights reserved. This product has been compiled from the best available
data. No warranty is expressed or implied as to accuracy, completeness, or fitness for
any specific use. Not to be used for purposes of legal description or definition. Not a
substitute for a professional survey.

Working SEA-Tac Community Projects 20190130 - CGrain SeaTac_Site_Map.mxd



Site Map for City of SeaTac Application

City of SeaTac



Map Date: 2/11/2011
City of SeaTac, HERE, King County, and the
City of SeaTac. All rights reserved. This map
was prepared from the best available data. The
City of SeaTac is not responsible for any errors
or omissions. Not to be used for purposes of
legal proceedings. Not a substitute for professional
advice.



Site Location: West of Des Moines Creek Park on 18th Avenue South