

**Washington Wildlife and Recreation Program
Local Parks Category
Application Project Summary**

TITLE: Wells Site Park Acquisition	NUMBER: 10-1674 TYPE: (Acquisition) STATUS: Application Submitted									
APPLICANT: Fall City Metro Park District	CONTACT: Kirk Harris (425) 922-1120									
COSTS: <table style="width: 100%; margin-left: 20px;"> <tr> <td>RCO</td> <td style="text-align: right;">\$480,000</td> <td style="text-align: right;">49 %</td> </tr> <tr> <td>Local</td> <td style="text-align: right;">\$500,000</td> <td style="text-align: right;">51 %</td> </tr> <tr> <td>Total</td> <td style="text-align: right; border-top: 1px solid black;">\$980,000</td> <td style="text-align: right; border-top: 1px solid black;">100 %</td> </tr> </table>	RCO	\$480,000	49 %	Local	\$500,000	51 %	Total	\$980,000	100 %	SPONSOR MATCH: Bonds - Council \$500,000
RCO	\$480,000	49 %								
Local	\$500,000	51 %								
Total	\$980,000	100 %								

DESCRIPTION:

The project is to acquire 9.3 acres of a 14.3 acre property that was home to Wells Farm & Nursery for a community park. The excluded 5 acres contains structures ineligible for this grant, therefore this area will be considered for park expansion. The site is an optimal location in the District that is several acres, within walking distance to the heart of the town, outside of the Snoqualmie and Raging River floodways, flat, cleared, and undeveloped. The 27.5 square mile District is situated in unincorporated rural King County and had 3,775 registered voters in 2009. Requests have been made for a centrally-located community park that would have a wide range of appeal to both young children and mature users, which cannot be met at local schools or other public spaces. The Comprehensive Plan identifies the site as one that would best address recreational needs expressed by the community. The concept plan includes a 1/3 mile loop trail, a multi-use field, playground, sport courts, and areas for group picnics. A specific master site design has not been finalized but public input has and will continue to shape its layout. Site improvements such as fencing and a sign are included in the acquisition cost estimate. Acquisition of the site for a local park is intended to address local needs and is critical at this time while it has willing sellers. Public ownership of the site will provide a choice community gathering and recreation location that is within a short walk, bike ride, horse ride, or drive to all residents of the District.

LOCATION INFORMATION:

The site is located centrally within the Fall City community in King County

COUNTY: King

SCOPE (WORK TYPES):

Boundary line adjustment	Incidentals
Cultural resources(Acq)	Land
Fencing (Acq)	Signs(Acq)

PERMITS ANTICIPATED:

None - No permits Required

ANTICIPATED ACREAGE:

<u>Acres To Be Acquired</u>	<u>Acres To Be Developed</u>	<u>Acres To Be Renovated</u>
9.29		

LAST UPDATED:

DATE PRINTED: August 5, 2010

Applicant Information

Fall City Metro Park District
Wells Site Park Acquisition

10-1674 A
WWRP - Local Parks

Organization Information

Name: Fall City Metro Park District
Type: District-Park

Organization Address:
Fall City Metro Park District
PO Box 1180
Fall City, WA 98024

Billing Address:

Phone Numbers:
Cellular (425) 922-1120

Internet Address:

Applicant Contact Information

Name:
Mr. Kirk Harris
Park Board Chair

Contact Type:
Project Contact

Business Address:
PO Box 1180
Fall City, WA 98024

Second Address:
, WA

Phone Number:
Phone - work (425) 922-1120

Internet Address:
kirk.harris@fallcityparks.org

Name:
Ms. Laura Moxham
Outdoor Grant Manager

Contact Type:
Project Manager

Business Address:
PO Box 40917
Olympia, WA 98504

Second Address:
4401 Blackstone Dr. SW
Olympia, WA 98512

Phone Number:
Phone - work (360) 902-2587

Internet Address:
laura.moxham@rco.wa.gov

Application Metrics

Project Sponsor: Fall City Metropolitan Park District
Project Title: Wells Site Park Acquisition
Program: WWRP - Local Parks

Project Number: 10-1674
Project Type: Acquisition
Approval:

Project Metrics

Community Values

Service Area: 0.5-5 miles (10 minute drive)
Management Priority: Mixed-use Park

Completion Date

Projected date of completion: 07/11/2011

Project Acquisition

Acquisition Primary Purpose: Developed Recreation
Project acres by purpose type:
Open Space 1.00
Developed Recreation 8.29

Jobs Created

Number of jobs created by this project: 1.0

Acquisition Metrics

Property: Wells Site Park (Worksite #1, Wells Site Park)

Real Property Acquisition

Land

Acres by Acreage Type (fee simple):
Uplands 9.29
Existing structures on site: Structures retained for eligible use
Market value of property improvements: \$ 1000
Clean up of hazardous substances required: No
Date available for public use: 07/11/2011

Incidentals

Boundary line adjustment

Number of months required to complete the boundary line adjustment: 6

Cultural resources(Acq)

Restoration or development plans: Yes

Fencing (Acq)

Number of miles of fencing to be built : 0.36

Signs(Acq)

Number of permanent signs that identify site and funding partners: 1

Full Questionnaire and Permit Report

10-1674

Fall City Metro Park District
Wells Site Park Acquisition

Acquisition
WWRP - Local Parks

Project Questionnaire

- 1 of 7 *Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.*
The Fall City Metropolitan Park District will be the agency with primary responsibility for this project. It will use a combination of paid consultants (general counsel, appraisers, landscape architects, etc.) and volunteers (i.e. Friends of Fall City Park a 501c non-profit organization).
- 2 of 7 *Is there, or will there be, any significant public access or use restrictions? If yes, explain:*
Yes. One use restriction is that illuminated ballfields are not planned for this community park in accordance with the expressed wishes of the surrounding neighborhood.
- 3 of 7 *Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.*
No. However the Park District will continue to seek other partnership grants for the project.
- 4 of 7 *Does this application contain elements required for mitigation? If yes, explain:*
No.
- 5 of 7 *Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.*
No.
- 6 of 7 *Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:*
No.
- 7 of 7 *List the date the project was submitted for review to the county or city with jurisdiction over the project area? If yes, explain which county or city official(s) reviewed the proposal, method of review, which jurisdiction, etc.:*
On May 12, 2010 the project was submitted to Butch Lovelace of King County Department of Natural Resources and Parks (KC DNRP) for its consideration and support. A letter of support from KC DNRP dated June 15, 2010 is included as an attached exhibit to this application. On July 22, 2010, Ray Florent, Chief Land Surveyor for King County Department of Development and Environmental Services (DDES) confirmed that per King County Code 19A.08.040 short plat provisions shall not apply to divisions of land 5 acres or larger to allow fee simple purchases by public agencies. On July 29, 2010, Kim Claussen, Project Manager, Land Use Services Division of DDES confirmed that per King County Code 21A.08.040 a park is an allowable use at this site which is zoned RA (rural area).

Worksite #1 Wells Site Park Questionnaire

- 1 of 6 *Is the work site(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area.*
No.
- 2 of 6 *Has the worksite been investigated for historical, archeological, or cultural significance? If yes, what were the findings? What affected tribes were consulted? Provide the date(s).*
No.
- 3 of 6 *Describe existing project site conditions.*
The site is generally flat and mostly cleared as it has been used as an agricultural farm since the late 1940's. The relatively few native, ornamental, and fruit trees that remain on site are primarily located along its perimeter. A gravel parking area exists at the north end of the site which can accommodate approximately 30-40 vehicles. An open pole pavilion approximately 30' x 60' remains on the north end of the site adjacent to the gravel parking area. Wetlands and streams are not believed to be present on the site. The site abuts two 2-lane rural county arterial roads on its north and west sides, five single family residences to the south, and the more developed section of the former nursery (with greenhouses, sales, and utility buildings) to the east.

Full Questionnaire and Permit Report

10-1674

**Fall City Metro Park District
Wells Site Park Acquisition**

**Acquisition
WWRP - Local Parks**

- 4 of 6 *Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes a hand or mechanized tool(s), for example: shovel, auger, pick axe, backhoe, etc.*
 As part of this acquisition project, ground disturbing activities will be limited to installation of a perimeter fence and site sign using shovels, augers, and a backhoe. Future phases of this project will require ground disturbing activities to change this former farm site to a park layout that is consistent with a Master Site Plan that will be developed with input from the community.
- 5 of 6 *Give street address for this worksite if applicable (such as for historic buildings).*
 32925 SE 46th Street, Fall City, WA 98024
- 6 of 6 *Will buildings be altered or demolished? If so please complete a DAHP Determination of Eligibility EZ2 form for each building affected by the proposed project and attach the form to your project in PRISM. <http://www.dahp.wa.gov/pages/Documents/Sites.htm>*
 No. The existing open barn pole pavilion is proposed to remain on site as a picnic shelter until further site development planning activities are completed in part to determine if it is to remain in the ultimate park site layout.

Wells Site Park Property Questionnaire

- 1 of 3 *Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?*
 No.
- 2 of 3 *Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:*
 No.
- 3 of 3 *Does the applicant hold an option agreement on the property? If yes, what date will it expire?*
 No.

Permits

Permit Name	Applied Date	Received Date	Expiration Date	Permit #	Comment
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None - No permits Required

Acquisition Cost Estimate Summary

10-1674

Fall City Metro Park District

Acquisition

Wells Site Park Acquisition

WWRP - Local Parks

Summary Property Information

Worksite Name	Property Name	Acres to be Acq	Cost Estimate	Acq Date	Value Determination	Purchase Type
#1, Wells Site Park	Wells Site Park	9.29	\$980,000.00	06/11/2011	Estimate of Value	Fee ownership
Total		9.29	\$980,000.00			

Summary Cost Information for all Properties

Incidentals

Boundary line adjustment	\$35,000.00
Cultural resources(Acq)	\$15,000.00
Fencing (Acq)	\$48,000.00
Incidentals	\$35,000.00
Signs(Acq)	\$2,000.00

Sub-Total

\$135,000.00

Real Property Acquisition

Land	\$800,000.00
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Sub-Total

\$800,000.00

Property Totals

\$935,000.00

Administrative costs

\$45,000.00

Total Acquisition Cost Estimate

\$980,000.00

Cost Estimates By Property

Fall City Metro Park District

10-1674

Acquisition

Wells Site Park Acquisition

WWRP - Local Parks

Worksite: #1, Wells Site Park

Detailed Property Information

Property Name:	Wells Site Park	Property Grantor:	Blue Hill LLC
Acreage to be Purchased:	9.29	Ownership Instrument:	Deed - Statutory Warranty
Date to be Acquired:	6/11/2011	Purchase Type:	Fee ownership
Value Determination:	Estimate of Value	Term Length:	Perpetuity
		Expiration Date:	N/A

Acquisition Cost Estimate for Wells Site Park Property

Incidentals

Cultural resources(Acq)	\$15,000.00	
Fencing (Acq)	\$48,000.00	
Incidentals	\$35,000.00	
Signs(Acq)	\$2,000.00	
Boundary line adjustment	\$35,000.00	
Sub-Total		\$135,000.00

Real Property Acquisition

Land	\$800,000.00	
Sub-Total		\$800,000.00

Administrative costs

\$45,000.00

Total Acquisition Cost Estimate

\$980,000.00

Project Worksite Information

Fall City Metro Park District
Wells Site Park Acquisition

10-1674
Acquisition
WWRP - Local Parks

Worksite #1, Wells Site Park

Description:

The Wells site is generally flat and cleared. The site has views of Mount Si and its neighboring peaks in the Cascade Range to the east, and views in all other directions of the foothills surrounding the rural town of Fall City. The site was formerly home to Koba Farms which primarily operated it as a strawberry farm beginning in the late 1940's. The site became home to Wells Farm & Nursery in 1990 and it then served as an agricultural and landscape plant farm until 2007.

Driving Directions

From Interstate 90, take the Preston/Fall City exit (Exit 22), and head in the northerly direction through the town of Preston toward Fall City. On the north side of the Interstate 90 interchange, turn right onto SE High Point Way, which becomes the Preston-Fall City Road, and travel 3.4 miles from the interchange and turn left at 328th SE Way (the "Green Bridge"). Drive 0.6 miles on 328th SE Way and turn right at SE Issaquah Fall City Road (also known at this location as SE 46th Street). Drive 0.2 miles and turn right at the site's existing driveway entrance. Enter through the closed gate and park on the graded gravel (former farm and nursery) parking area at the north end of the site.

Geographic Areas:

Cong District	08
County	King
ESU-Pink	Odd Year Pink Salmon
HUC 6th Field	SOUTH FORK SNOQUALMIE RIVER
Lead Entity Region	Snohomish County
Leg District	05
School District	Snoqualmie Valley
WAU	(070408) Raging River
WRIA	(7) Snohomish