



Legislation Details (With Text)

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Title: Request for Tree Mitigation Funds to Acquire Conservation Land Adjacent to NW 29th Road Nature Park

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Attachments: 1. 3308_001, 2. Muncaster_with_burch

Date	Ver.	Action By	Action	Result
8/12/2020	1	Tree Advisory Board	Approved, as shown above - See Motion(s)	Pass

Request for Tree Mitigation Funds to Acquire Conservation Land Adjacent to NW 29th Road Nature Park
The subject parcel was added to the land acquisition list in 2012 as a potential addition to 29th Road Nature Park. The subject parcel consists of approximately over one acre, more or less. The subject parcel contains threatened slope forest habitat and is along Hogtown Creek. Acquisition would conserve the last remaining undeveloped slope forest around the park. A recent inspection revealed that the parcel is still worthy of acquisition and has not been cleared or otherwise impacted since its listing in 2012. The parcel has moderate impacts from invasive plants. The parcel’s fern-covered slope forest is intact and in restorable condition. Two other parcels have been acquired to expand the park by approximately 4.5 acres since 2012.

An immediately adjacent and comparable 0.86-acre parcel was purchased by the City in 2012 utilizing Wild Spaces Public Places funds. The property appraised at \$38,000 and was acquired by the City for \$35,000 in 2012. Another 3.6 acre adjacent parcel was acquired by the City in 2017 for a purchase price of \$68,000 utilizing Tree Mitigation Funds. The Tree Advisory Board approved the use of Tree Mitigation Funds for this acquisition on February 13, 2017.

The subject property value estimate in 2013 was \$58,000 according to our records. Negotiations with the owner at the time resulted in an impasse on price. Additional communications with the owner over subsequent years also resulted in an impasse on price. It is our understanding that the current owner is asking \$195,000 for the subject parcel. The City will have an appraisal conducted and will only be able to offer appraised value. Approve the use of tree mitigation funds to acquire the subject parcel adjacent to NW 29th Road Nature Park